NEW RESTROOM BLDG. EAST RIVERSIDE PARK

1155 S. SUBER ROAD - GREER, SC 29650

9,000

REFERENCE

DESIGN # for RATED ASSEMBLY

> N/A N/A

> N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

		IMERCIAL		JECT	S		NO.	AND USE	PER (A	G. AREA STORY CTUAL	AREA	OPEN SPACE	CE SPRIN E 1 INCRE	KLER EASE ²	ALLOWA AREA F UNLIMIT	OR
Address:	1155 S. SUBER ROAL	SIDE PARK RESTROOM D - GREER, SC 29650						BUSINESS		576	9,000	N/A		/A	NA	
		ley@la-architects.com eenville Co. Recreation l	Dept., Don	Shuman I	Phone: (864	4) 676-2180 Fax: (864) 288-6499	1	 			9,000	N/A N/A		/A /A	NA NA	
Owned By		Private State					<u> </u>	<u> </u>			•	IN/A	111/	/		
Code Enfo	rcement Jurisdiction:	City	County	Greenville				n space area increases from Sectorimeter which fronts a public v				num width =	_ 109 _(F	F)		
LEAD DE	SIGN PROFESSIONA	L: David E. Langley	y, AIA	_				Cotal Building Perimeter = <u>2</u> Ratio (F/P)=0.50 (F/F								
Design Discipline	Firm Name	Individual Name	Ind.	Firm License		Contact Information	d. W e. Pe	W = Minimum width of public werent of frontage increase If = sprinkler increase per Section 5 Multi-story building Is = 200 per	$vay = _{0.0}$ 30.0 100 [F/P - 0.25 06.3 is as follow	x W/30 =	<u>25.0</u>	<u>)(</u> %)				
					Phone:	(864) 968-0224	b. S. 3 Unli	Single story building Is $= 300$ permited area applicable under con	rcent iditions of Section	ons 507.2,	507.3, 507.4	4, and 507.6for	r Group B,	F, M, S,	A-3, and .	A -4
Architect:	Langley & Associates	David E. Langley,	4739	98012	Fax:	(864) 968-9550	4 Max	up A motion picture (507.8); Maximum Building Area = total num	mber of stories i	n the buildi	ing x E but r	gers (507.6). not greater than	n 3 x E.			
7 67 6 6 1	Architects, LLC	AIA	(SC)	(SC)	Email:	dlanlgey@la-architects.com	5 The	maximum area of parking garag	ges must comply	with 406.5	5.4.					
					Phone:	(864) 235-3589			ALLOW	ABLE HEI	GHT - NE	W BUILDI	NG			
Civil	Arbor	Jay Martin, PE	(SC)	C00533		,	H		ALLOWAB (TABLE 50		NCREASE	FOR SPRINK	LERS	SHOW		C REFE
Engineer:	Engineering, Inc.	Jay Martin, FL	(30)	(SC)	Fmail [.]	jaymartin@arborengineering.com	Tyr	pe of Construction	V-B			N/A		V-]	+	IBC
						(864) 233-9383		ilding Height In Feet	40'			[+20'=N/A				IBC2
Structural	Arrowood &	John Arrowood, PE	20477	C03036	Phone: Fax:	,		ilding Height in Stories	Stories	1	Stories	s + 1 = N/A		Storie	es 1	IBC2
Engineer:	Arrowood, Inc.		(SC)	(SC)		john@arrowoodarrowood.com										
	Carolina					(864) 370-9355	╢┌──									
HVAC Engineer:	Engineering	Jake Joye, PE	13573 (SC)	C02825 (SC)	Fax:	(864) 370-9505	 		FIRE P	ROTEC	CTION F	REQUIRE	MENT	S		
	Solutions, Inc.		(00)	(33)	Email:	jdjoye@carolinaengr.com	ے ا	Occupancy Group:	R-Rusines	38	1		Type: \	V-R I	Inspri	nkle
Plumbing	Carolina		13573	C02825	Phone:	(864) 370-9355				5	Stories		. , p.c.		ор	
Engineer:	Engineering Solutions, Inc.	Jake Joye, PE	(SC)	(SC)	Fax:	,			FIRE SEPARA			RATING		DE	TAIL#	_
	Coldiono, mo.				Email:	jdjoye@carolinaengr.com		BUILDING ELEMENT	DISTAN	CE	REQ'D	W/SPRI			AND IEET#	RAI
Electrical	Burdette	Don Burdette, PE	9350	C00495	Phone: Fax:	(864) 297-8717 (864) 297-8719	Struc	ctural frame, including	(feet)				CTION			
Engineer:	Engineering, Inc.	Don Bardette, i E	(SC)	(SC)	Email:	dburdette@burdetteengr.com		mns, girders trusses			0	N.	/A	\perp	N/A	
					Phone:		II	ring walls								
Fire Protection	N/A				Fax:		H E	xterior	30		0	N.	/Δ	_	N/A	
Engineer:					Email:		H	East	30		0	N/			N/A	
		1						West	30		0	N,	/A		N/A	
								South	30		0	N,	/A		N/A	
YEAR ED		2012 IBC, 2012 IN 2009 A117.1 ICC /				CCC,	In	nterior			0	N,	/A		N/A	
NEW (CONSTRUCTION	RENOVATION	UPFI			ALTERATION	Nonb	pearing walls/partitions	based on							
BUILDING	G DATA						E	xterior	separati	OII						
Construction	* *	ш м ш р т	, 37 A	W.D.				North	30		0	N,			N/A	
I-A Mixed con		III-A III-B IV Yes Types	V-A	V-B				East West	30		0	N,			N/A N/A	
Sprinklers:			FPA-13R	NFPA-13	3D			South	30		0	N/		_	N/A	
Standpipes		Yes Class: I II	III We	et Dry			In	nterior			0	N,	/A		N/A	
Fire District Building H		Yes mber of Stories1	Unlimited	per N/A				r Construction								
Mezzanine	•	es			•		Inclu- joists	ding supporting beams &			N/A	N,	/A		N/A	
High Rise:	No Y	Yes Central Refere	ence Sheet #	(if provided	1)		Roof	Construction	/							
Previous C	occupancy: N/A						Inclu	ding supporting beams &			N/A	N,	/A		N/A	
GROSS B	UILDING AREA (Per F	Floor)					1 💾	t - Exit	YES		N/A	N,	/A	<i>-</i>	A-0.0	
FLOC	<u> </u>	ING (SQ FT)	NE	W (SQ FT)		SUB-TOTAL	Shaf	t - Other	NO		N/A	N.	/A		N/A	
							l —	idor Separation (# <11)	YES		0	N,	/A		N/A	
Level	1	0 SF		576 SF		576 SF	Corri	idor Separation (10< # <30)	YES		0	N,	/A		N/A	
Level	2	N/A		N/A		N/A		idor Separation (# >30)	NO		N/A	N,			N/A	
								upancy Separation //Fire Wall Separation	NO		N/A		/A		N/A	
Tota	1	0 SF		576 SF		576 SF	l	ke Barrier Separation	NO NO		N/A N/A		/A /A	_	N/A N/A	
	·	,						Barrier between Fire Areas	NO		N/A		/A		N/A	
Primary (Occupancy: Asser	ALLOWABLE AREA mbly A-1 A-2						E SAFETY SYSTEM	NI-	V						
Busine		Factory-Industrial (F1-F2						ergency Lighting: Signs:	No No	Yes Yes						
		1-I5?) Institutional (_	Mercantile		Alarm:	No	Yes						
	ntial (R1-R4?) g Garage (Open-Enclose	Storage (S1-S2?) _ ed Repair?)		Utility & N	/lisc.			ke Detection System:	No	Yes						
		_	0.000	te which!-	claccific -	as Group P	Pani	ic Hardware:	No	Yes						
	•	upancy with less than 5	o occupant	.ə, wilich is	cia55ITIE0	αο <u>σιυμρ</u> .										
	Occupancy: None								PLUMBING	FIXTURE	E REQUIF	REMENTS -	Table 29	902.1		
Special Oc	ccupancy: <u>None</u>								Waterclos			_avatories	Shower/T	ubs	Drinking F	ounta
Mixed Oc	cupancy: No	Yes Separation:	N/A Hou	r Exception:						Ur	inals	. 1_			, , T	

BUSINESS - 6 (requirements)

(Urinals counted as WCs)

Fixtures Provided

2 2/3 max.

none

Mixed Occupancy: No Yes Separation: N/A Hour Exception:

Allowable Area: (IBC Section 508.4.2) - See table below for area calculations

The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in

In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed one.

Non-Separated Mixed Occupancy: (IBC Section 508.3.2)

accordance with Section 503.1.

Allowable Height: (IBC Section 508.4.3)

Separated Mixed Occupancy:

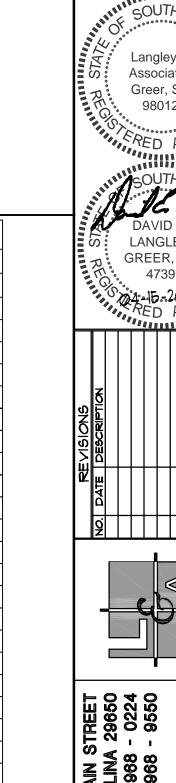
	NU.	576SF/	T REQUIREMENT 100 SF PER PERSO ANGEMENT OF EX	$N = \underline{6}$	<u>oor</u>			
Floor, Room or Space Designation		Sumber of Exits 9.1 and 1019.2)	Travel Dist (Tables 1015.1 ar	Arrangement of Means of Egress (1015.2)				
	Required	Shown on Plans	Allowable Travel Distance (Table 1015.1)	Actual Travel Distance Shown on Plans	Dis Bet	uired tance ween Doors	Dis Sho	ctual stance own on clans
FIRST FLOOR -	1	1	75	75	N/A - SIN	IGLE EXIT	N/A - SII	NGLE EXIT
.) Corridor Dead Ends (Sec .) Single Exits (Table 1021 .) Common Path of Travel	.2(2) and Table 1015.1	1)						
			EXIT	WIDTH				
Use Group	(A) 1	(B) 1	(C) 1	(I	D)	EXIT	WIDTH (in)	3,4,5,6
or Space Description	Area Sq. Ft.	Area Per	Number of		Width	Required W (Sec. 1005.	3 & Sh	Actual Width own on Plans

(A) 1 Area Sq. Ft.	(B) 1 Area Per Occupant (Table 1004.1.2)	(C) 1 Number of Occupants (Table 1004.1.2)	Egress Per Oc	cupant	Require (Sec. 10 Table 1	005.3 &	Actual	Width
	Per Occupant	of Occupants	Per Oc	cupant	(Sec. 10 Table 1	005.3 &		
			Egress Width Per Occupant (Sec. 1005.3)		Required Width (Sec. 1005.3 & Table 1018.2) c x d		Actual Width Shown on Plans	
			Stair	Level	Stair	Level	Stair	Level
108	100	2	.30	.20	N/A	36	N/A	50
108	100	2	.30	.20	N/A	36	N/A	50
125	300	1	.30	.20	N/A	36	N/A	50
24	300	1	.30	.20	N/A	36	N/A	50
		6						
	108 125	108 100 125 300	108 100 2 125 300 1 24 300 1	108 100 2 .30 125 300 1 .30 24 300 1 .30	108 100 2 .30 .20 125 300 1 .30 .20 24 300 1 .30 .20	108 100 2 .30 .20 N/A 125 300 1 .30 .20 N/A 24 300 1 .30 .20 N/A	108 100 2 .30 .20 N/A 36 125 300 1 .30 .20 N/A 36 24 300 1 .30 .20 N/A 36	108 100 2 .30 .20 N/A 36 N/A 125 300 1 .30 .20 N/A 36 N/A 24 300 1 .30 .20 N/A 36 N/A

Use Group	(A) 1	(B) 1	(C) 1	(D) Egress Width Per Occupant (Sec. 1005.3)		EX					
or Space Description	Area Sq. Ft.	Area Per Occupant (Table 1004.1.2)	Number of Occupants (Table 1004.1.2)			Required Width (Sec. 1005.3 & Table 1018.2) c x d		Actual Width Shown on Plans		P1.1	
				Stair	Level	Stair	Level	Stair	Level	E101	_
N'S RESTROOM	108	100	2	.30	.20	N/A	36	N/A	50		
OMEN'S RESTROOM	108	100	2	.30	.20	N/A	36	N/A	50		
ORAGE/JANITOR	125	300	1	.30	.20	N/A	36	N/A	50		
EC. PANEL ROOM	24	300	1	.30	.20	N/A	36	N/A	50		
TAL OCCUPANCY			6								
										4 .	

ACCESSIBLE PARKING - EXISTING PARKING PROVIDED

	INDEX OF DRAWII	NGS	
SHEET	NAME	REVIS	SION
SHEET	NAIVIE	DATE	NO.
	GENERAL DRAWINGS		
A0.0	CODE REVIEW & COVER SHEET	4/15/2016	
A0.1	NOTES & SUPPLEMENTAL CONDITIONS	4/15/2016	
A0.2	GENERAL ANSI/ADA DETAILS	4/15/2016	
	CIVIL DRAWINGS		
C-101	SITE PLAN	05/11/2016	
	ARCHITECTURAL DRAWINGS	3	
A2.0	FLOOR PLAN & RESTROOM ELEVATIONS	4/15/2016	
A5.0	EXTERIOR ELEVATIONS & SECTIONS	4/15/2016	
	STRUCTURAL DRAWINGS		
S101	NOTES, PLANS & SECTIONS	04/26/2016	
	MECHANICAL DRAWINGS		
M1.1	HVAC PLAN	3/31/2016	
	PLUMBING DRAWINGS		
P1.1	PLUMBING PLAN	3/31/2016	
	ELECTRICAL DRAWINGS		
E101	ELEC. LEGEND, SCHEDULES & PLANS	4/15/2016	



RESTROOM RIVERSIDE

JOB NO: 2015-13E DATE: **04-15-2016** DESC: ISSUE FOR BIDS

2. DIMENSIONS ARE SHOWN FOR OPENINGS FROM EDGE OF R.O. TO EDGE OF R.O. OR TO CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.

3. TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THE DESIGN OF THE PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OR REQUIREMENTS OF LOCAL CODES AND STANDARDS.

4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT

S. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICE.

6. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE. ALL EXISTING UTILITIES AND | 39. UNLESS NOTED OTHERWISE, ALL LABOR, EQUIPMENT, MATERIALS, & INSTALLATION CITY SERVICES ARE TO BE MAINTAINED. KEPT IN SERVICE. AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.

'. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE FROM THE ARCHITECT THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF THE WORK.

8. NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM | INFORM THE ARCHITECT AND REQUEST CLARIFICATION PRIOR TO SUBMITTING A FINAL

AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION OR CLARIFICATION. WHERE LACK OF INFORMATION OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

10. ALL WORK, AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.

1. THE CONTRACTOR SHALL PAY FOR ALL FEES, PERMITS, LICENSES, ETC. NECESSARY FOR PROPER COMPLETION OF THE WORK.

12. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS OR CONTRACT.

13. WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT NO ADDITIONAL COST.

14. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY, ANY MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY THAT NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.

15. WHEN WORK IS NOT CALLED OUT AS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER AND BE OF THE BEST MATERIALS AND WORKMANSHIP.

16. ANY EXTERIOR SIGNS REQUIRED SHALL BE SUBMITTED BY THE CONTRACTOR TO PROPER AUTHORITIES FOR REVIEW AND PERMIT.

17. ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.

18. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVERLOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.

19. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

20. ALL GLASS IN HAZARDOUS AREAS, ADJACENT TO AND INSTALLED IN DOORS, AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS OR TEMPERED PER IBC

21. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO "SAFETY GLAZING" PER CODES.

22. ALL CABINETS SHALL BE LAMINATE EXTERIOR WITH MELAMINE INTERIOR UNLESS

23. ALL COUNTERTOPS TO HAVE 2" RADIUS CORNERS, AND BE PLASTIC LAMINATE

MATERIAL UNLESS NOTED OTHERWISE.

BATHS PER CODE. 25. 5/8" TYPE "X" GWB WILL BE USED IN ALL RATED WALLS.

ADA STANDARDS, IF PIPES ARE EXPOSED.

26. INSULATE DRAIN PIPE AND HOT WATER PIPE UNDER LAVS AND SINKS PER CODE AND

24. 5/8" MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED AT ALL WET TOILETS IN

27. ALL FAUCETS SHALL BE LEVER ACTION AND CONFORM TO ADA STANDARDS.

28. ALL IDENTIFICATION SIGNAGE SHALL BE RAISED SANS SERIF AND WILL BE ACCOMPANIED WITH GRADE 2 BRAILLE. PICTORIAL / INTERNATIONAL SIGNS SHALL BE PER 4.30, FIG. 43 OF THE FEDERAL REGISTER AND ADA STANDARDS.

29. IDENTIFIACTION, DIRECTIONAL, AND INFORMATIONAL SIGNS SHALL HAVE A NON-GLARE FINISH AND CHARACTERS SHALL BE OF A SIZE AND FONT AND PROVIDE PROPER CONTRAST WITH THE BACKGROUND OF THE SIGN TO COMPLY WITH ADA STANDARDS.

30. ALL PRODUCTS LISTED BY ICBO/NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE ICBO APPROVED EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

31. ALL EXITS TO BE OPENABLE FOR THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.

32. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.

33. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL SUBCONTRACTORS & MATERIAL SUPPLIERS ACKNOWLEDGE THAT THEY HAVE HAD ACCESS TO & HAVE REVIEWED A FULL SET OF CONSTRUCTION DOCUMENTS.

34. ALL CARPET, TILE AND SHEET VINYL SHALL BE SECURELY ATTACHED; CARPET SHALL HAVE NO PAD AND A LEVEL LOOP, TEXTURED LOOP OR LEVEL CUT PILE. THE MAXIMUM PILE THICKNESS SHALL BE 1/2". EXPOSED EDGES OF THE CARPET SHALL BE FASTENED TO THE FLOOR SURFACE AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED

35. ALL SUBCONTRACTORS & MATERIAL SUPPLIERS ARE REQUIRED TO REVIEW A FULL SET OF THESE CONSTRUCTION DOCUMENTS, INCLUDING SPECIFICATIONS IF APPLICABLE, PRIOR TO SUBMITTING PRICING FOR THE WORK. PRICING BASED ON REVIEW OF PARTIAL SETS OF THESE DOCUMENTS IS DONE @ THE G.C., SUBCONTRACTOR &/OR SUPPLIER'S OWN RISK & DOES NOT RELIEVE THEIR RESPONSIBILITY FOR COORDINATING THEIR WORK & THE PRICING THEREOF WITH OTHER TRADES.

36. ELECTRICAL, MECHANICAL, FIRE PROTECTION, & PLUMBING SUBCONTRACTORS SHALL COORDINATE THEIR WORK W/ THE ARCHITECTURAL DRAWINGS & CIVIL ENGINEERING DRAWINGS & CLARIFY ANY CONFLICTS, DISCREPANCIES OR OMISSIONS AFFECTING THEIR SCOPE OF WORK PRIOR TO SUBMITTING PRICES FOR THEIR WORK.

GENERAL NOTES

37. ALL CHANGE ORDERS SHALL BE SUBMITTED WITHIN 21 CALENDAR DAYS OF THE DISCOVERY OF THE ISSUE GENERATING THE CHANGE ORDER OR WITHIN 21 DAYS OF THE REALIZATION THAT THE ISSUE HAS AN IMPACT ON PROJECT TIME OR COST.

38. ALL CHANGE ORDERS SHALL CLEARLY BREAK DOWN INTO THE FOLLOWING

CATEGORIES: A. LABOR (HOURS X RATES)

B. MATERIAL COST (LIST QUANTITY & UNIT COST) C. TAX & FREIGHT

D. SUB MARK UP (IF APPLICABLE) E. G.C. MARK UP F. BOND PREMIUM (IF APPLICABLE)

CHANGE ORDERS NOT SUBMITTED IN THIS FORMAT WILL NOT BE REVIEWED & WILL BE RETURNED FOR RESUBMITTAL. 21 CALENDAR DAY PERIOD FOR SUBMISSION WILL NOT BE EXTENDED BY G.C. FAILURE TO FOLLOW THIS FORMAT.

OF ITEMS SHOWN IN THESE DOCUMENTS (INCLUDING ENGINEERING DOCUMENTS) ARE TO BE PROVIDED BY THE GC UNDER THE COST OF THE BASE BID. IN THE EVENT THERE IS A CONFLICT IN THESE DOCUMENTS INDICATING THAT BOTH THE GC AND OTHERS ARE TO PROVIDE AN ITEM, UNLESS THE GC SPECIFICALLY & CLEARLY EXCLUDES THE ITEM IN QUESTION IN THEIR BID IT WILL BE CONSIDERED TO BE INCLUDED IN THE BASE BID COST AN ERROR OR OMISSION IN THESE DOCUMENTS RESULTING IN A CHANGE ORDER FOR AND SCOPE OF WORK. GC WAIVES THE RIGHT TO CLARIFY EXCLUSIONS AFTER WRITTEN | ADDITIONAL COST AND/OR TIME SHALL NOT BE CONSIDERED A HARDSHIP OR DAMAGE AGREEMENT IS ENTERED INTO BETWEEN GC AND OWNER.

40. IF AN ITEM IS NOT CLEARLY SPECIFIED ON THE DRAWINGS, THE CONTRACTOR SHALL | OMISSION IN THE DOCUMENTS AT THE TIME BIDS WERE RECEIVED. THE OWNER

9. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCY AND/OR 🕴 41. THE CONTRACTOR SHALL NOT PERFORM ADDITIONAL WORK WITHOUT FIRST OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION | RECEIVING APPROVAL FROM THE ARCHITECT/OWNER. ANY WORK PERFORMED BY THE CONTRACTOR WITHOUT SEEKING SUCH APPROVAL SHALL BE CONSIDERED TO HAVE BEEN PERFORMED UNDER THE SCOPE OF WORK INCLUDED IN THE CONTRACTOR'S BASE PRICE AND SHALL NOT BE QUALIFIED FOR SUBMISSION AS A CHANGE ORDER ITEM.

> 42. TO THE EXTENT THAT AN ITEM IS INDICATED ON THE DRAWINGS AS A PART OF THE SCOPE OF WORK, IT IS ASSUMED THAT ALL APPLICABLE WORK, MATERIALS, ENGINEERING AND INSPECTIONS NECESSARY TO MEET THE REQUIREMENTS OF APPLICABLE CODES WILL BE PERFORMED AS A PART OF THE CONTRACTORS BASIC SCOPE OF WORK TO PROVIDE THE ITEMS INDICATED ON THE DRAWINGS.

43. THE ARCHITECT/OWNER SHALL HAVE THE RIGHT TO REVIEW CONDITIONS IN THE FIELD THAT DEVIATE FROM THE CONSTRUCTION DOCUMENTS WITH THE CONTRACTOR AND DETERMINE IF SUCH CONDITIONS ARE ACCEPTABLE OR IF THE WORK SHALL REQUIRE ALTERATION TO BRING IT IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. IF DEVIATING WORK IN PLACE IS ACCEPTED BY THE OWNER/ARCHITECT, THE CONTRACTOR SHALL HAVE THE OPTION OF LEAVING THE WORK IN PLACE OR CORRECTING THE WORK TO ACHIEVE COMPLIANCE WITH THE CONTRACT DOCUMENTS IF DEVIATING WORK IS ACCEPTED BY THE OWNER/ARCHITECT AND THE CONTRACTOR, NO ADDITIONAL COST SHALL BE INCURRED BY THE OWNER FOR THE DEVIATION FROM THE CONTRACT DOCUMENTS OR FOR ANY ASSOCIATED WORK REQUIRED TO BRING THE WORK IN COMPLIANCE WITH THE OVERALL DESIGN INTENT AS INTERPRETED BY THE OWNER/ARCHITECT.

44. AN AMOUNT EQUAL TO 10% OF EACH PAYMENT APPLICATION SHALL BE WITHHELD FROM EACH PAYMENT TO THE CONTRACTOR FOR THE PURPOSE OF RESERVING AN APPROPRIATE AMOUNT OF FUNDS TO COVER THE COST OF PUNCH LIST VALUES WITHHELD AT THE TIME OF FINAL PAYMENT. THIS RETAINAGE INSURES THAT AT THE TIME OF FINAL PAYMENT AN APPROPRIATE AMOUNT OF FUNDS HAVE BEEN RETAINED THAT ARE EQUAL TO OR EXCEED THE VALUE OF POTENTIAL PUNCH LIST ITEMS.

COMPLETED OR PURCHASED AND STORED ON SITE AT THE TIME OF THE CONTRACTOR'S CONTRACT COST OR EXTENSIONS OF CONTRACT TIME. BILLING. THE OWNER/ARCHITECT RESERVES THE RIGHT TO ADJUST THE CONTRACTOR'S BILLING TO REFLECT THE STATE OF COMPLETION IF THE CONTRACTOR'S BILLING APPEARS TO EXCEED THE STATE OF COMPLETION OF THE PROJECT. ANY PROPOSED ADJUSTMENTS TO THE CONTRACTOR'S BILLING WILL BE DISCUSSED WITH THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT FOR THAT BILLING CYCLE.

46. PUNCH LIST ITEM VALUES SHALL BE ESTIMATED BY THE ARCHITECT AND THOSE VALUES SHALL BE INCREASED BY A MULTIPLE OF (3) THREE FOR THE PURPOSES OF WITHHOLDING PAYMENT FOR INCOMPLETE PUNCH LIST ITEMS AT THE TIME OF SUBMISSION BY THE CONTRACTOR FOR FINAL PAYMENT.

47. UNLESS SPECIFICALLY EXCLUDED IN TERMS OF THE OWNER/GC AGREEMENT, AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT" IS A PART OF THE OWNER/GC AGREEMENT BY REFERENCE OF THIS NOTE.

RELEASE OF FINAL PAYMENT LESS RETAINED AMOUNTS FOR PUNCH LIST ITEMS. AT THE ┃ WORK. END OF 21 CALENDAR DAYS, THE OWNER SHALL RELEASE ALL AMOUNTS WITHHELD FOR PUNCH LIST ITEMS TO THE CONTRACTOR FOR ALL PUNCH LIST ITEMS THAT HAVE BEEN SATISFACTORILY COMPLETED. THE OWNER RESERVES THE RIGHT TO USE ANY RETAINED FUNDS FOR INCOMPLETE PUNCH LIST ITEMS TO CONTRACT INDEPENDENTLY WITH OTHER CONTRACTOR(S) AS NECESSARY TO COMPLETE ANY PUNCH LIST ITEMS REMAINING INCOMPLETE AFTER 21 CALENDAR DAYS. THE OWNER ALSO RESERVES THE RIGHT TO ALLOW THE ORIGINAL CONTRACTOR AN EXTENSION OF TIME TO COMPLETE THE REMAINING PUNCH LIST ITEMS AND RELEASE THE ASSOCIATED RETAINAGE AT SUCH

49. NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED UNLESS AUTHORIZATION HAS BEEN GRANTED BY THE OWNER AND ARCHITECT. ANY MATERIAL SUBSTITUTIONS MADE WITHOUT AUTHORIZATION WILL SUBJECT THE GENERAL CONTRACTOR TO REPLACEMENT OF SUCH MATERIALS AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.

TIME THAT THESE ITEMS ARE COMPLETE.

50. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO SECURE AND PROTECT FROM DAMAGE, ALL ITEMS ON THE PREMISES, INCLUDING BUT NOT LIMITED TO; CONSTRUCTION MATERIALS, LIGHT FIXTURES AND EQUIPMENT. AFTER RECEIPT ON JOB SITE, ANY LOST, STOLEN, OR ITEMS DAMAGED LATER BY SUBCONTRACTORS OR OTHERS IN THE BUILDING, SHALL BE REPLACED OR REPAIRED AT THE GENERAL CONTRACTOR'S SOLE EXPENSE. THE GENERAL CONTRACTOR SHOULD NOTIFY AND RELATE THIS INFORMATION AND REQUIREMENT TO ALL TRADES AND SUBCONTRACTORS ON THE SITE.

51. IT IS THE RESPOSIBILITY OF THE GENERAL CONTRACTOR TO RECEIVE AND UNLOAD PRODUCT AND MATERIALS SUPPLIED BY OTHERS AT THE JOB SITE. IMMEDIATELY INSPECT DELIVERED PRODUCTS AND EQUIPMENT FOR SHIPPING DAMAGE, INCLUDING CONCEALED DAMAGE PRIOR TO SHIPPER LEAVING PREMISES. ANY PRODUCT OR MATERIALS FOUND TO BE DAMAGED AFTER THE SHIPPER HAS LEFT THE PREMISES, WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPLACE. RECORD ANY SHORTAGES, DAMAGED OR DEFECTIVE MATERIALS. SAVE ALL PACKAGING OF DAMAGED PRODUCTS UNTIL CLAIMS ARE FINALIZED. IMMEDIATELY NOTIFY PROJECT MANAGER AND OWNER OF ANY DAMAGED MATERIALS RECEIVED. IMMEDIATELY FILE A DAMAGE CLAIM WITH THE APPROPRIATE SHIPPING COMPANY.

52. THESE DRAWINGS ARE FOR USE IN CONSTRUCTING THE FACILITY MENTIONED ON THE COVER SHEET ONLY.

53. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SET, INSTALL, CONNECT AND TEST ALL EQUIPMENT SHOWN IN THESE DOCUMENTS. ALL COSTS ASSOCIATED WTIH THESE SERVICES, LABOR AND MATERIALS SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S BASE BID PRICE.

1. DESIGN/BUILD COORDINATION

IF THIS PROJECT IS A DESIGN/BUILD PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR COORDINATING THE ARCHITECT'S DOCUMENTS WITH ALL DESIGN DOCUMENTS PRODUCED BY OTHERS NOT DIRECTLY ENGAGED BY THE ARCHITECT. THE SCOPE OF THE ARCHITECT'S RESPONSIBILITY TO COORDINATE DESIGN DOCUMENTS IS LIMITED TO DESIGN DOCUMENTS PRODUCED BY THE ARCHITECT AND CONSULTANTS DIRECTLY UNDER CONTRACT WITH THE ARCHITECT.

ALL BIDS SUBMITTED ARE GUARANTEED BY THE CONTRACTOR TO BE VALID FOR (60) SIXTY CALENDAR DAYS FROM THE BID DATE. BIDS SUBMITTED CANNOT BE WITHDRAWN OR QUALIFIED DURING THE (60) SIXTY-DAY PERIOD.

<u> 3. CONTRACTOR TO PROVIDE UNLESS NOTED OTHERWISE</u>

INLESS NOTED OTHERWISE IN THESE DOCUMENTS, ALL LABOR, MATERIALS EQUIPMENT, AND INSTALLATION OF ITEMS SHOWN ANYWHERE IN THESE DOCUMENTS

ARE TO BE PROVIDED BY THE CONTRACTOR AND INCLUDED IN THE BASE BID PRICE.

4. OWNER NOT ENTITLED TO BENEFIT FROM ERRORS AND OMISSIONS

TO THE OWNER TO THE EXTENT THAT THE ADDITIONAL COST AND TIME WOULD HAVE INCREASED THE BASE BID PRICE AND/OR TIME HAD THERE BEEN NO ERROR OR ACKNOWLEDGES THAT THE WORK ASSOCIATED WITH THE ERROR OR OMISSION, HAD IT BEEN INCLUDED IN THE BASE BID PRICE, WOULD HAVE AFFECTED THE TIME AND COST OF THE ORIGINAL BASE BID PRICE. THE OWNER IS NOT ENTITLED TO BENEFIT FROM FREE OR REDUCED COSTS OR TIME FOR WORK THAT WOULD HAVE OTHERWISE INCREASED THE CONTRACT TIME AND/OR COST OF THE BASE BID HAD NO ERROR OR

5. CONTRACTOR RESPONSIBILITY TO CLARIFY WORK PROVIDED BY OTHERS

IN THE EVENT THERE IS A CONFLICT BETWEEN ANY OF THE DESIGN DOCUMENTS THAT INDICATES THAT BOTH THE CONTRACTOR AND OTHERS ARE TO PROVIDE MATERIALS. LABOR, EQUIPMENT OR INSTALLATION; THE CONTRACTOR SHALL CLEARLY AND SPECIFICALLY INDICATE IN WRITTEN FORM WHETHER THE WORK IN QUESTION IS INCLUDED OR EXCLUDED FROM THE SCOPE OF WORK OF THE BASE BID PRICE. IF THE CONTRACTOR FAILS TO CLARIFY HOW THEY ADDRESSED PRICE AND TIME ASSOCIATED WITH THE CONFLICT IN THE BID SUBMITTAL. THE WORK IN QUESTION AND ITS ASSOCIATED COST AND TIME WILL BE CONSIDERED TO BE INCLUDED IN THE BASE BID

. FORFIETURE OF RIGHT TO QUALIFIY BID UPON ENTERING CONTRACT

ONCE THE CONTRACTOR AND OWNER ENTER INTO A MUTUALLY ACCEPTABLE CONTRACT FOR CONSTRUCITION, THE CONTRACTOR FORFEITS ANY FURTHER RIGHT TO QUALIFY THEIR BID BASED ON CONFLICTS IN THE DESIGN DOCUMENTS. THIS DOES NOT PROHIBIT THE CONTRACTOR FROM REQUESTING ADDITIONAL TIME AND COST FOR ADDITIONAL WORK THAT IS NOT ADDRESSED IN ANY MANNER BY THE DOCUMENTS.

. PRICE TO ADDRESS HIGHER COST & TIME IF CLARIFICATION NOT REQUESTED

IF THERE IS A CONFLICT IN THE DOCUMENTS, THE CONTRACTOR MUST SEEK THE ARCHITECT'S CLARIFICATION PRIOR TO SUBMITTING A BID. IF THE CONTRACTOR DOES NOT SEEK CLARIFICATION, THE WORK IN QUESTION WILL BE CONSIDERED INCLUDED IN THE BASE BID PRICE. IF THE CONFLICT IS BETWEEN SCOPES OF WORK WITH DIFFERING COST, IN THE ABSENCE OF CLARIFICATION, THE BASE BID PRICE WILL BE CONSIDERED O INCLUDE SUFFICIENT COST AND TIME TO ALLOW THE ARCHTIECT TO CHOOSE 45. THE CONTRACTOR SHALL NOT BILL FOR WORK OR MATERIALS THAT HAVE NOT BEEN | BETWEEN CONFLICTING SCOPES OF WORK WITHOUT INCURRING ADDITIONAL

ANY AMENDMENTS TO THE OWNER/GC AGREEMENT WILL NOT BE ENFORCEABLE UNLESS THEY ARE AGREED UPON IN WRITING AND SIGNED BY APPROPRIATE

ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN IN THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE INTERPRETED AS BEING IN BOTH.

IF THERE IS A CONFLICT BETWEEN THE SPECIFICATIONS AND DRAWINGS REGARDING MATERIALS, THE CONTRACTOR MUST CHOOSE THE MATERIAL OF HIGHER QUALITY AND/OR GREATER SIZE FOR THE PURPOSE OF BIDDING IF THE CONTRACTOR DOES NOT SEEK AND RECEIVE CLARIFICATION FROM THE ARCHITECT IN WRITING. CLARIFICATION 48. ALL PUNCH LIST ITEMS SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS FROM THE | BY THE ARCHITECT MUST BE SOUGHT PRIOR TO INCORPORATING SUCH ITEMS INTO THE

> IF THERE IS A CONFLICT BETWEEN ANY ENGINEERING DRAWING AND THE ARCHITECTURAL OR CIVIL SITE PLAN REGARDING THE LOCATION OF WORK OUTSIDE THE BUILDING FOOTPRINT, THE ARCHITECTURAL AND CIVIL ENGINEERING SITE PLAN

HE OWNER/CONTRACTOR AGREEMENT TAKES PRECEDENT OVER THE GENERAL CONDITIONS. THE SUPPLEMENTAL CONDITIONS TAKES PRECEDENT OVER THE GENERAL CONDITIONS.

THE DESIGN DOCUMENTS INCLUDE DRAWINGS, SPECIFICATIONS, ADDENDA AND OTHER RELATED DOCUMENTS. ALL BIDS SUBMITTED ARE ASSUMED TO BE BASED ON A COMPLETE SET OF DESIGN DOCUMENTS AVAILABLE AT THE TIME OF BIDDING. THE ARCHITECT WILL NOT ISSUE PARTIAL SETS OF DESIGN DOCUMENTS. PLAN ROOMS, IF AUTHORIZED TO REPRODUCE AND DISTRIBUTE BID DOCUMENTS, ARE NOT AUTHORIZED FO REPRODUCE PARTIAL SETS. THE CONTRACTOR AND HIS SUBCONTRACTORS ARE NOT AUTHORIZED TO REPRODUCE THE DESIGN DOCUMENTS, WHETHER IN WHOLE OR PART, WITHOUT THE EXPRESS CONSENT OF THE ARCHITECT. FAILURE TO EXAMINE A COMPLETE SET OF DESIGN DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OR ANY SUBCONTRACTOR FROM THE RESPONSIBILITY TO COORDINATE THEIR SCOPE OF WORK WITH OTHER TRADES. ANY CLAIM FOR ADDITIONAL TIME OR COST BASED ON LIMITED KNOWLEDGE DUE TO A REVIEW OF A PARTIAL SET OF DOCUMENTS WILL BE REJECTED

THE CONTRACTOR MUST VISIT THE SITE AND OBSERVE EXISTING CONDITIONS AS A REQUIREMENT FOR SUBMITTING A BID. ALL EXISTING UTILITY LOCATIONS AND EQUIPMENT SHOULD BE OBSERVED AND LOCAL UTILITY COMPANIES SHOULD BE IDENTIFIED DURING THE BID PHASE. THE CONTRACTOR AND THEIR SUBCONTRACTORS ARE RESPONSIBLE FOR CONTACTING ALL APPLICABLE LOCAL UTILITY COMPANIES DURING THE BID PHASE TO DETERMINE SERVICE AVAILABILITY AND CAPACITY AND IDENTIFY STANDARDS OR OTHER REQUIREMENTS THAT LOCAL UTILITY COMPANIES ENFORCE THAT AFFECT THE CONTRACTOR OR SUBCONTRACTORS' SCOPE OF WORK. THE COST OF ALL WORK NECESSARY TO MEET THE STANDARDS ACCEPTABLE TO THE LOCAL UTILITY COMPANIES IN ORDER TO MAKE SERVICE CONNECTIONS IS TO BE INCLUDED IN THE CONTRACT AMOUNT.

THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING ALL TAP FEES, CONNECTION FEES CAPACITY FEES, IMPACT FEES, CONTRIBUTION FEES, METER FEES, AND ALL OTHER APPLICABLE FEES CHARGED BY THE LOCAL UTILITIES FOR MAKING SERVICE CONNECTIONS TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THEIR SUBCONTRACTORS TO CONTACT THE LOCAL UTILITIES AND DETERMINE THE COST OF SUCH FEES DURING THE BID PHASE AND INCLUDE THESE COSTS IN THEIR

ALL ELECTRICAL SERVICE TO THE TRANSFORMER FROM THE LOCAL UTILITY AND FROM THE TRANSFORMER TO THE BUILDING SHALL BE UNDERGROUND UNLESS NOTED OTHERWISE ON THE BID DOCUMENTS.

THE OWNER SHALL BE RESPONSIBLE FOR PAYING FOR THE FOLLOWING TESTS. THE CONTRACTOR SHALL SCHEDULE THE TESTS WITH THE OWNER'S CONSULTANTS TO COINCIDE WITH THE CONSTRUCTION SCHEDULE.

GEOTECHNICAL SOILS TESTING (DONE BY OWNER PRIOR TO START OF CONSTRUCTION) FILL COMPACTION TESTS

HAZARDOUS MATERIALS TESTING (DONE BY OWNER PRIOR TO START OF

CONSTRUCTION) FIELD TESTING OF WELDS

BOLT/NUT TORQUE VERIFICATION TESTING OTHER TESTS IDENTIFIED IN THE STATEMENT OF SPECIAL INSPECTIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL TESTING NECESSARY TO

ACHIEVE APPROVAL OF ALL AGENCIES HAVING JURISDICTION IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY EXCEPT TESTS IDENTIFIED IN THE STATEMENT OF SPECIAL INSPECTIONS. THE CONTRACTOR SHALL SCHEDULE THE TESTS TO COINCIDE WITH THE CONSTRUCTION SCHEDULE. IN ADDITION TO TESTS REQUIRED BY LOCAL AUTHORITIES, THE FOLLOWING TESTS ARE ALSO THE RESPONSIBILITY OF THE CONTRACTOR.

HVAC TEST AND BALANCE REPORT SHUT DOWN TESTING OF HVAC SYSTEMS FABRICATOR'S CERTIFICATIONS

HE CONTRACTOR MUST SEEK OWNER AUTHORIZATION FOR ADDITIONAL WORK PRIOR O PERFORMING THE WORK IF THE CONTRACTOR REQUIRES A CHANGE IN CONTRACT TIME OR THE CONTRACT AMOUNT. THE CONTRACTOR SHALL SEEK OWNER AUTHORIZATION FOR ADDITIONAL WORK BY SUBMITTING A CHANGE ORDER REQUEST TO THE ARCHITECT. IF THE CONTRACTOR PROCEEDS WITH ADDITIONAL WORK WITHOUT FIRST SUBMITTING A CHANGE ORDER REQUEST, THAT WORK WILL BE CONSIDERED PART OF THE SCOPE OF WORK COVERED BY THE CONTRACT AMOUNT AND THE CONTRACTOR WILL NOT BE AUTHORIZED TO SUBMIT A CHANGE ORDER REQUEST AT A LATER DATE.

THE ARCHITECT WILL RESPOND TO A CHANGE ORDER REQUEST IN TEN (10) CALENDAR DAYS WITH APPROVAL, REJECTION, OR A REQUEST TO THE CONTRACTOR FOR CLARIFICATION. IF A REQUEST IS APPROVED, THE ARCHITECT WILL PREPARE A CHANGE ORDER AND SEND IT TO THE OWNER FOR THEIR REVIEW AND APPROVAL. FINAL CHANGE ORDER APPROVAL COMES FROM THE OWNER.

T IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT CHANGE ORDER REQUESTS

IN A FORMAT THAT IS SUFFICIENT FOR THE ARCHITECT'S REVIEW. CHANGE ORDER REQUESTS MUST INCLUDE, AT A MINIMUM, A BREAKDOWN OF MATERIALS WITH UNIT COSTS, BREAKDOWN OF LABOR WITH HOURLY RATES, BREAKDOWN OF APPLICABLE TAXES, AND ITEMIZED MARKUPS FOR THE CONTRACTOR AND SUBCONTRACTOR IF APPLICABLE. THE FAILURE OF THE CONTRACTOR TO PROVIDE SUFFICIENT INFORMATION FOR EVALUATION OF A CHANGE ORDER REQUEST WILL BE RETURNED BY THE ARCHITECT FOR RESUBMITTAL. THE 21-DAY TIME PERIOD FOR SUBMITTING CHANGE ORDER CLAIMS, AS PROVIDED IN AIA DOCUMENT A201 "GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION," LATEST EDITION WILL NOT BE EXTENDED FOR INSUFFICIENT CLAIM SUBMITTALS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A CHANGE ORDER REQUEST IN PROPER FORMAT WITHIN THE 21-DAY VINDOW PROVIDED IN AIA DOCUMENT A201.

CHANGE ORDER MARKUP RATES FOR CONTRACTORS AND THEIR SUBCONTRACTORS ARE LIMITED TO 5.0% EACH, REGARDLESS OF ANY MARKUP THAT MAY BE INCLUDED AND AGREED UPON IN THE BASE CONTRACT AMOUNT.

THE CONTRACTOR PROCEEDS AT HIS OWN RISK IF HE PERFORMS ADDITIONAL WORK ASSOCIATED WITH A CHANGE ORDER REQUEST THAT IS PENDING REVIEW AND APPROVAL BY THE OWNER.

THE NATURE OF THE BID DOCUMENTS IS TO CONVEY THE INTENT OF THE DESIGN. THE BID DOCUMENTS ARE NOT CONSIDERED A COMPREHENSIVE SET OF INFORMATION ADDRESSING ALL ASPECTS OF THE CONSTRUCTION. THE BID DOCUMENTS ARE DIAGRAMMATIC IN NATURE, AND AS SUCH, MAY NOT ACCURATELY REPRESENT A SPECIFIC PRODUCT CALLED FOR IN THE SPECIFICATIONS OR ADDRESSED THROUGH CONTRACTOR SHOP DRAWING SUBMITTALS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO VERIFY ALL INFORMATION IN THE FIELD AND AGAINST MANUFACTURER'S REQUIREMENTS THROUGH SHOP DRAWING SUBMITTALS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO DETERMINE APPROPRIATE TECHNIQUES AND SEQUENCING OF WORK TO ADJUST TO CONDITIONS OBSERVED AT THE SITE DURING THE BID PHASE.

FHE CONTRATOR SHALL SUBMIT A CONSTRUCTION SCHEDULE INDICATING ALL CRITICAL PATH DATES AT LEAST (10) CALENDAR DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE SCHEDULE SHALL SHOW ALL TRADES, INDICATING THEIR START AND COMPLETION DATES. A COMPLETE LIST OF ALL SUBCONTRACTORS ALONG WITH THEIR CONTACT INFORMATION SHALL ACCOMPANY THE SUBMISSION OF THE CONSTRUCITON SCHEDULE. PAY APPLICATIONS SUBMITTED BY THE GENERAL CONTRACTOR WILL NOT BE REVIEWED UNTIL (30) CALENDAR DAYS AFTER THE ARCHITECT'S RECEIPT OF THE CONTRACTOR'S INITIAL CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL UPDATE THE CONSTRUCTION SCHEDULE MONTHLY AND SUBMIT IT WITH EACH PAYMENT APPLICATION.

THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS TO THE ARCHITECT WITHIN TWO WEEKS OF EXECUTING THE CONSTRUCTION AGREEMENT AND AT LEAST 10) CALENDAR DAYS PRIOR TO BEGINNING CONSTRUCTION. THIS SCHEDULE ESTABLISHES THE SEQUENCE OF PRODUCT SELECTION, SUBMITTAL AND REVIEW SO THAT DECISIONS ARE NOT MADE IN THE ABSENCE OF CRITICAL INFORMATION FOR RELATED PRODUCTS. THE SEQUENCE OF SUBMITTALS IS CRITICAL TO THE CONTRACTOR'S COORDINATION OF THE WORK. THE ARCHITECT WILL NOT REVIEW SUBMITTALS OUTSIDE THE ORDER OF THE CONTRACTOR'S SUBMITTAL SCHEDULE. THE CONTRACTOR MAY REVISE THE SUBMITTAL SCHEDULE AS NEEDED TO MANAGE THE COORDINATION OF THE WORK. PAY APPLICATIONS WILL NOT BE PROCESSED BY THE ARCHITECT UNTIL THE INITIAL SUBMITTAL SCHEDULE HAS BEEN RECEIVED BY THE

AT A MINIMUM, THE CONTRACTOR SHALL PREPARE, COORDINATE, REVIEW AND SUBMIT NFORMATION ON THE FOLLOWING TO THE ARCHITECT.

FOUNDATION REINFORCEMENT ANCHOR BOLTS ASPHALT PAVING MIX

LANDSCAPING IRRIGATION SYSTEMS AND CONTROLS JOINT SEALANTS CONSTRUCTION ADHESIVES

STRUCTURAL AND MISCELLANEOUS STEEL STEEL BOLLARDS PRE-ENGINEERED METAL BUILDING COMPONENTS FABRICATED CONCRETE COMPONENTS

ENGINEERED WOOD PRODUCTS (EXAMPLE: LVL'S AND ENGINEERED JOISTS) DOORS

DOOR FRAMES DOOR HARDWARI CASEWORK MILLWORK SHELVING HANDRAILS ROOFING AND ROOFING ACCESSORIES **GUTTERS AND DOWNSPOUTS**

WATER AND DAMP PROOFING MATERIALS

MASONRY AND MORTAR (BY PREPARING A SAMPLE PANEL ON SITE) MISCELLANEOUS PREFINISHED TRIM METALS ALL FLOOR FINISHES ALL WALL FINISHES RUBBER OR VINYL BASE

FIRE EXTINGUISHERS SIGNAGE PLUMBING FIXTURES LIGHT FIXTURES ELECTRICAL SWITCHGEAR **ELECTRICAL GENERATORS ELECTRICAL TRANSFORMERS** FIRE ALARM

SECURITY SYSTEMS

DUE TO THE NON-PROPRIETARY NATURE OF THE SPECIFICATIONS, THE ARCHITECT'S DESIGN DOCUMENTS ARE NOT SPECIFIC TO A PARTICULAR MANUFACTURE'S REQUIREMENTS. AFTER REVIEW OF THE CONTRACTORS' SUBMITTALS, CLARIFICATIONS AND/OR MODIFICATIONS TO THE DESIGN DOCUMENTS MAY BE NECESSARY TO ACCOMMODATE SUBMITTED PRODUCTS NOT PROPRIETARILY SPECIFIED DURING THE BID PHASE. THE CLARIFICATIONS AND MODIFICATIONS RESPONDING TO THE CONTRACTOR'S SUBMITTALS WILL NOT BE CONSIDERED AS A VALID BASIS FOR A CLAIM FOR A CHANGE OF SCOPE.

ALL PRODUCT APPROVALS AND SUBSTITUTIONS INITIATED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS SHOULD BE ADDRESSED DURING THE BID PROCESS. PRODUCT INFORMATION SHOULD BE SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO DEADLINES ESTABLISHED FOR THE BID SCHEDULE IN ORDER TO BE ADDRESSED BY ADDENDA. PRODUCT SUBSTITUTIONS NOT ADDRESSED BY ADDENDA THAT ARE REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS AFTER THE BID PHASE WILL BE CONSIDERED ONLY IF OFFERED AS AN UPGRADE FOR NO ADDITIONAL COST, OR IF THE PRODUCT SUBSTITUTION WILL SHORTEN THE PROJECT SCHEDULE AND/OR REDUCE COST. THE CONTRACTOR MUST BE WILLING TO CONTRACTUALLY AGREE TO REDUCTIONS IN TIME AND /OR COST BY CHANGE ORDER FOR CONTRACTOR-INITIATED PRODUCT SUBSTATIONS.

THE COST FOR THE ARCHITECT AND/OR THEIR CONSULTANT'S TIME AND REIMBURSABLE COSTS ASSOCIATED WITH EVALUATING PRODUCT SUBSTITUTIONS INITIATED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS AFTER THE BID PHASE WILL BE BORNE BY CONTRACTOR. THE COST OF THESE SERVICES WILL BE BASED UPON THE CURRENT RATE SCHEDULE AND SCHEDULE OF REIMBURSABLE COSTS OF THE ARCHITECT AND THEIR CONSULTANTS. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE EVALUATION COST FOR PRODUCT SUBSTITUTIONS REQUESTED BY THE ARCHITECT OR OWNER.

THE CONTRACT TIME ASSUMES AVERAGE WEATHER CONDITIONS, WHICH WILL INCLUDE TYPICAL RAIN EVENTS. THE CONTACT TIME FOR CONSTRUCTION INCLUDES THE TYPICAL NUMBER OF RAIN DAYS EXPECTED FOR THE DATES OF CONSTRUCTION BASED ON THE FIVE-YEAR AVERAGE RAINFALL FOR THE GIVEN AREA AS DOCUMENTED BY THE NEAREST NATIONAL WEATHER SERVICE REPORTING STATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF THE AVERAGE NUMBER. OF DAYS OF RAINFALL INCLUDED IN THE CONTRACT TIME AND SCHEDULE THE WORK

THE CONTRACTOR SHALL SUBMIT DELAYS DUE TO WEATHER TO THE ARCHITECT WITHIN 30 CALENDAR DAYS OF THE WEATHER EVENT. SUBMITTALS OF WEATHER DELAYS SHALL INCLUDE WEATHER REPORTS, DIGITAL PHOTOGRAPHS CONSTRUCTION SCHEDULE INDICATING CRITICAL PATH ACTIVITIES AND FIELD LOGS FOR THE DAYS AFFECTED. A MINIMUM OF 0.25" OF RAIN WILL BE THE MINIMUM AMOUNT OF RAINFALL ACCEPTED FOR A QUALIFYING RAIN EVENT. THE CONTRACTOR MAY SUBMIT FOR UP TO ONE (1) ADDITIONAL CALENDAR DAY FOR A RAIN EVENT REQUIRING DEWATERING ACTIVITIES THE FOLLOWING DAY, OR WHERE FIELD LOGS AND PHOTOGRAPHS INDICATE SITE CONDITIONS THAT ARE TOO WET FOR SCHEDULED EXTERIOR CONSTRUCTION ACTIVITIES.

A RAIN EVENT DOES NOT CONSTITUTE A DELAY UNLESS IT DIRECTLY AFFECTS CRITICAL PATH ACTIVITIES AS DOCUMENTED ON THE MOST CURRENT VERSION OF THE CONTRACTOR'S CONSTRUCTION SCHEDULE. WEATHER RELATED DELAYS MAY NOT BE SUBMITTED BY THE CONTRACTOR PRIOR TO SUBMITTING A CONSTRUCTION SCHEDULE. WEATHER EVENTS OCCURRING BEFORE THE INITIAL CONSTRUCTION SCHEDULE IS SUBMITTED WILL NOT BE CONSIDERED

APPROVED RAIN DELAYS WILL BE DEDUCTED FROM THE AVERAGE NUMBER OF RAIN DAYS INCLUDED IN THE CONTRACT TIME. AT THE POINT WHEN THE ACTUAL NUMBER OF APPROVED RAIN DELAYS EXCEEDS THE NUMBER OF RAIN DAYS EXPECTED DURING THE CONTRACT TIME. THE CONTRACTOR SHALL BE ENTITLED TO AN EXTENSION OF THE CONTRACT TIME.

PRIOR TO REQUESTING AN INSPECTION FOR SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL PERFORM A PUNCH LIST AND SUBMIT IT TO THE ARCHITECT INDICATING ALL KNOWN INCOMPLETE ITEMS. UPON REVIEW OF THE CONTRACTOR'S PUNCH LIST, THE ARCHITECT WILL DETERMINE IF THE WORK APPEARS TO BE SUFFICIENTLY COMPLETE TO QUALIFY FOR THE ARCHITECT'S INSPECTION FOR SUBSTANTIAL COMPLETION. THE ARCHITECT WILL PERFORM ONE (1) SITE VISIT FOR THE PURPOSES OF DETERMINING SUBSTANTIAL COMPLETION. IF, UPON INSPECTION, THE ARCHITECT DETERMINES THE WORK IS NOT SUBSTANTIALLY COMPLETE AND NO READY FOR OWNER OCCUPANCY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARCHITECT'S COSTS FOR ALL ADDITIONAL SITE VISITS REQUIRED TO REVIEW THI WORK AND DETERMINE SUBSTANTIAL COMPLETION.

IF THE WORK IS SUBSTANTIALLY COMPLETE AND READY FOR OWNER OCCUPANCY. THE ARCHITECT WILL ISSUE A SUBSTANTIAL COMPLETION FORM THAT INCLUDES THE ARCHITECT'S PUNCH LIST OF INCOMPLETE ITEMS AND THE AMOUNT TO BE WITHHELD FROM RETAINAGE. AS OF THE DATE OF SUBSTANTIAL COMPLETION, ALL WARRANTIES WILL BE CONSIDERED IN AFFECT AND THE CALCULATION OF ACTUAL CONSTRUCTION TIME WILL END.

UPON SUBSTANTIAL COMPLETION, THE CONTRACTOR MAY APPLY FOR THE BALANCE OF THE CONTRACT AMOUNT, INCLUDING RETAINAGE LESS AN AMOUNT FOR INCOMPLETE ITEMS. THE ARCHITECT WILL DETERMINE A MINIMUM AMOUNT TO BE WITHHELD FROM RETAINAGE FOR THE SUBSTANTIAL COMPLETION PUNCH LIST ITEMS THAT IS EQUAL TO APPROXIMATELY THREE (3) TIMES THE VALUE OF THE INCOMPLETE WORK. THE PUNCH LIST ITEMS ATTACHED TO THE SUBSTANTIAL COMPLETION FORM MUST BE COMPLETED BY THE CONTRACTOR IN FOURTEEN (14) CALENDAR DAYS OF THE DATE OF SUBSTANTIAL COMPLETION. RETAINAGE WITHHELD FOR THE SUBSTANTIAL COMPLETION PUNCH LIST WILL NOT BE RELEASED, IN WHOLE OR IN PART, UNTIL ALL ITEMS ON THE SUBSTANTIAL COMPLETION PUNCH LIST ARE COMPLETE. AFTER FOURTEEN (14) CALENDAR DAYS PAST SUBSTANTIAL COMPLETION, THE OWNER HAS THE RIGHT TO SPEND THE RETAINAGE TOWARD COMPLETION OF THE ITEMS ON THE SUBSTANTIAL COMPLETION PUNCH LIST.

THE CONTRACTOR'S APPLICATION FOR FINAL PAYMENT MUST INCLUDE THE FOLLOWING DOCUMENTATION BEFORE IT WILL BE REVIEWED AND PROCESSED.

CONTRACTOR'S RELEASE AND WAIVER OF LIENS (ON CONTRACTOR'S LETTERHEAD)

AIA G706 FROM GC AND ALL SUBCONTRACTORS

AIA G706A FROM GC AND ALL SUBCONTRACTORS TYPEWRITTEN LIST OF ALL SUBCONTRACTORS WITH CONTACT NAME, PHONE AND FAX NUMBERS, AND MAILING AND PHYSICAL ADDRESSES. LIST DESCRIPTION OF TRADE WITH EACH SUBCONTRACTOR ENTRY. AIA G707 FROM GC'S SURETY WHERE APPLICABLE COPY OF CERTIFICATE OF OCCUPANCY FROM AHJ

(I.E. SCDHEC, OFFICE OF STATE ENGINEER, STATE FIRE MARSHAL, DEPARTMENT OF SOCIAL SERVICES, ETC.) (2) COPIES OF ALL WARRANTIES AND INSTRUCTION MANUALS BOUND IN A THREE-RING BINDER AND ORGANIZED BY TAB DIVIDERS IDENTIFYING EACH

COPY OF APPROVAL LETTERS FROM OTHER AHJ'S SPECIFIC TO PROJECT TYPE

THE OWNER RESERVES THE RIGHT TO WITHHOLD FINAL PAYMENT AND/OR RELEASE OF RETAINAGE UNITL ALL OF THE ABOVE DOCUMENTATION HAS BEEN SUBMITTED B THE CONTRACTOR.

JANITOR ADJUSABLE JUNCTION BOX ABOVE FINISH FLOOR JOIST AIR HANDLING UNIT LAMINATE LAVATORY ALUMINUM LAMINATED VENEER LUMBER ANOD**I**ZED **APPROX APPROXIMATELY** MATERIAL MAXIMUM BUILDING MOISTURE BARRIER MARBLE BLOCK MINIMUM BRDG BRIDGING MO MASONRY OPENING CERAMIC TILE CATCH BASIN MOISTURE RESISTANT MARBLE THRESHOLD TYPE OF WOOD METAL CUBIC FEET CUBIC INCHES NOT IN CONTRACT NOM NOMINAL CONTROL JOINT ON CENTER CENTER LINE **OUTSIDE DIAMETER** CEILING OVERHEAD CLEAR CONCRETE MASONRY UNIT OPNG OPENING CASED OPENING OPPOSITE COLUMN PRESSURE TREATED PLAM CONCRETE PLASTIC LAMIINATE CONSTRUCTION CONST PLYWD PLYWOOD CONTINUOUS **QUARRY TILE** CORRUGATED R OR RAD RADIUS ROOF DRAIN CARPET ROUGH OPENING CONDENSING UNIT REINF REINFORCING CUBIC YARDS REQ'D REQUIRED DRINKING FOUNTAIN DOWNSPOUT ROOM SCWD SOLID CORE WOOD DOUBLE SHLV SHELVES DIAMETER DIMENSION SQUARE INCHES SIMILAR DOWN **SQUARE FEET** DOOR SPEC **SPECIFCATIONS** DRYWALL DRAWING SQUARE STAINLESS STEEL **EXPANSION JOINT** ELECTRICAL SSMR STD STANDARD ELEVATION EMERGENCY LIGHTING UNIT STEEL SEAMLESS VINYI EQUAL **SQUARE YARDS EACH WAY** ELECTRIC WATER COOLER TEMP **TEMPORARY** THICK OR THICKNESS EXIST/EXST EXISTING TOP OF JOIST EXPANSION FACE OF BRICK TOP OF STEEL TOP OF WALL TOW FLOOR DRAIN FIRE EXTINGUISHER TYPICAL FIRE EXTINGUISHER & CABINET UNO UNLESS NOTED OTHERWISE FINISH FLOOR ELEVATION VAPOR BARRIER **FLOOR VERIFY IN FIELD FLUORESCENT** VINYL COMPOSITION TILE FOUNDATION VERT VERTICAL

NO. OR #

NUMBER OR POUND

ANCHOR BOLT

STANDING SEAM METAL ROOF UNDERWRITERS' LABORATORIES VENT TO ROOF VINYL WALL COVERING WATER CLOSET WATER HEATER WELDED WIRE FABRIC

HARDWARE

INSULATION

INTERIOR

INSUL

INSIDE DIAMETER

HOLLOW METAL HORIZONTAL HEIGHT HEATING, COOLING & VENTILATION ABBREVIATIONS

FACE OF MASONRY

FACE OF STUD

FACE OF WALI

GALVANIZED

GYPSUM WALL BOARD

HOLLOW CORE WOOD

GRAB BAR

FOOTING

GUAGE

GLASS

HCWD

GALLON

FIRE PROTECTION (SPRINKLER)

THIS IS A LIMITED ARCHITECTURAL SERVICE PROJECT. TO THE BEST OF HIS KNOWLEDGE, THE DESIGNER HAS PREPARED THESE DRAWINGS TO COMPLY WITH THE CLIENT'S PROGRAM. ALTHOUGH EVERY REASONABLE EFFORT HAS BEEN MADE TO AVOID ERRORS, OMISSION, AND MISTAKES, THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND COMPLIANCE WITH ADA AND ALL APPLICABLE CODES AND STANDARDS. THESE DRAWINGS ARE FOR GENERAL LAYOUT ONLY. THE OWNER AND CONTRACTOR HAVE THE RESPONSIBILITY FOR PROVIDING ALL REQUIRED ENGINEERING SERVICES AND DRAWINGS NOT CONTAINED IN THIS SET OF DRAWINGS PREPARED BY THE ARCHITECT AND/OR CONSULTANTS UNDER DIRECT CONTRACT WITH THE ARCHITECT. THE OWNER AND CONTRACTOR ARE RESPONSIBILE FOR ANY INFORMATION NOT CONTAINED HEREIN AND AGREE TO RELEASE THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS FROM ANY AND ALL RESPONSIBILTIES NOT EXPLICITLY LISTED IN THE SCOPE OF THE ARCHITECT'S SERVICES IN THE AGREEMENT WITH THE ARCHTIECT'S CLIENT. (I.E., SPECIAL INSPECTIONS, ENGINEERING COORDINATION, CONTRACT ADMINISTRATION, SHOP DRAWING APPROVALS, ETC. UNLESS SPECIFICALLY REQUESTED BY THE OWNER.) CONTRACTOR SHALL DETERMINE PROPER CONSTRUCTION METHODS AND TECHNIQUES TO COMPLY WITH THE INTENT OF THE DRAWINGS. ALSO, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.

VTR

VWC

WIN

WWF

WINDOW

WITH

WOOD

LIMITED SERVICES PROJECT

BY USE OF THESE DRAWINGS AS INSTRUMENTS OF SERVICE FOR OBTAINING PERMITS AND/OR THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN THESE DOCUMENTS. THE CLIENT HEREBY ACKNOWLEDGES AND AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS TO \$50,000.00 OR THE TOTAL AMOUNT OF THE ARCHITECT'S FEES AS ENUMERATED IN THE AGREEMENT EXECUTED BETWEEN THE ARCHITECT AND THE CLIENT, WHICHEVER IS THE LESSER. IN THE ABSENCE OF AN AGREEMENT BETWEEN THE ARCHITECT AND THE CLIENT, THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO \$50,000.00 OR THE TOTAL AMOUNT OF PAID TO THE ARCHITECT BY THE OWNER FOR SERVICES RENDERED, WHICHEVER IS THE LESSER.

LIMIT OF LIABILITY

THE CLIENT AGREES, IN ANY CONSTRUCTION CONTRACTS IN CONNECTION WITH THIS PROJECT, TO REQUIRE ALL CONTRACTORS OF ANY TIER TO CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). THE CLIENT FURTHER AGREES TO REQUIRE ALL CONTRACTORS TO HAVE THEIR CGL POLICIES ENDORSED TO NAME THE CLIENT, THE CONSULTANT AND ITS SUBCONSULTANTS AS ADDITIONAL INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. THE CLIENT SHALL REQUIRE ALL CONTRACTORS TO FURNISH TO THE CLIENT AND THE CONSULTANT CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, THE CLIENT SHALL REQUIRE THAT ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THE CLIENT, THE CONSULTANT AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

CONTRACTOR INSURANCE AND INDEMNITY REQUIREMENTS

INDEMNIFICATION

THE CLIENT AND CONTRACTOR AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CONSULTANT, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY CONSULTANT) AGAINST ALL DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COST, TO THE EXTENT CAUSED BY THE CLIENT'S NEGLIGENT ACTS IN CONNECTION WITH THE PROJECT AND THE ACTS OF ITS CONTRACTORS, SUBCONTRACTORS OR CONSULTANTS OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE. NEITHER THE CLIENT NOR THE CONSULTANT SHALL BE OBLIGATED TO INDEMNITY THE OTHER PARTY IN ANY MANNER WHATSOEVER FOR THE OTHER PARTY'S OWN NEGLIGENCE.

Associates

Greer, SC

98012

LANGLEY

GREER, SC

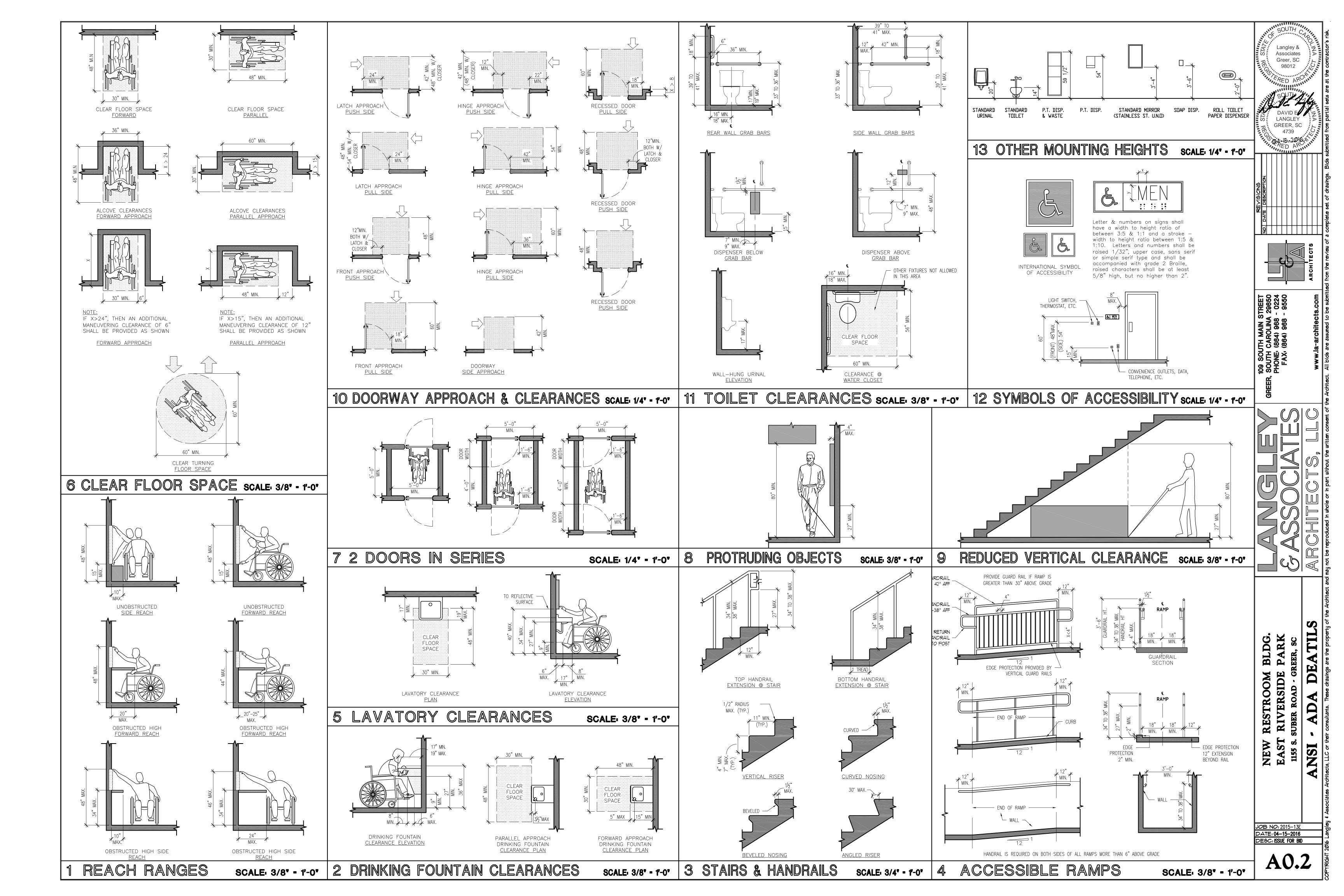
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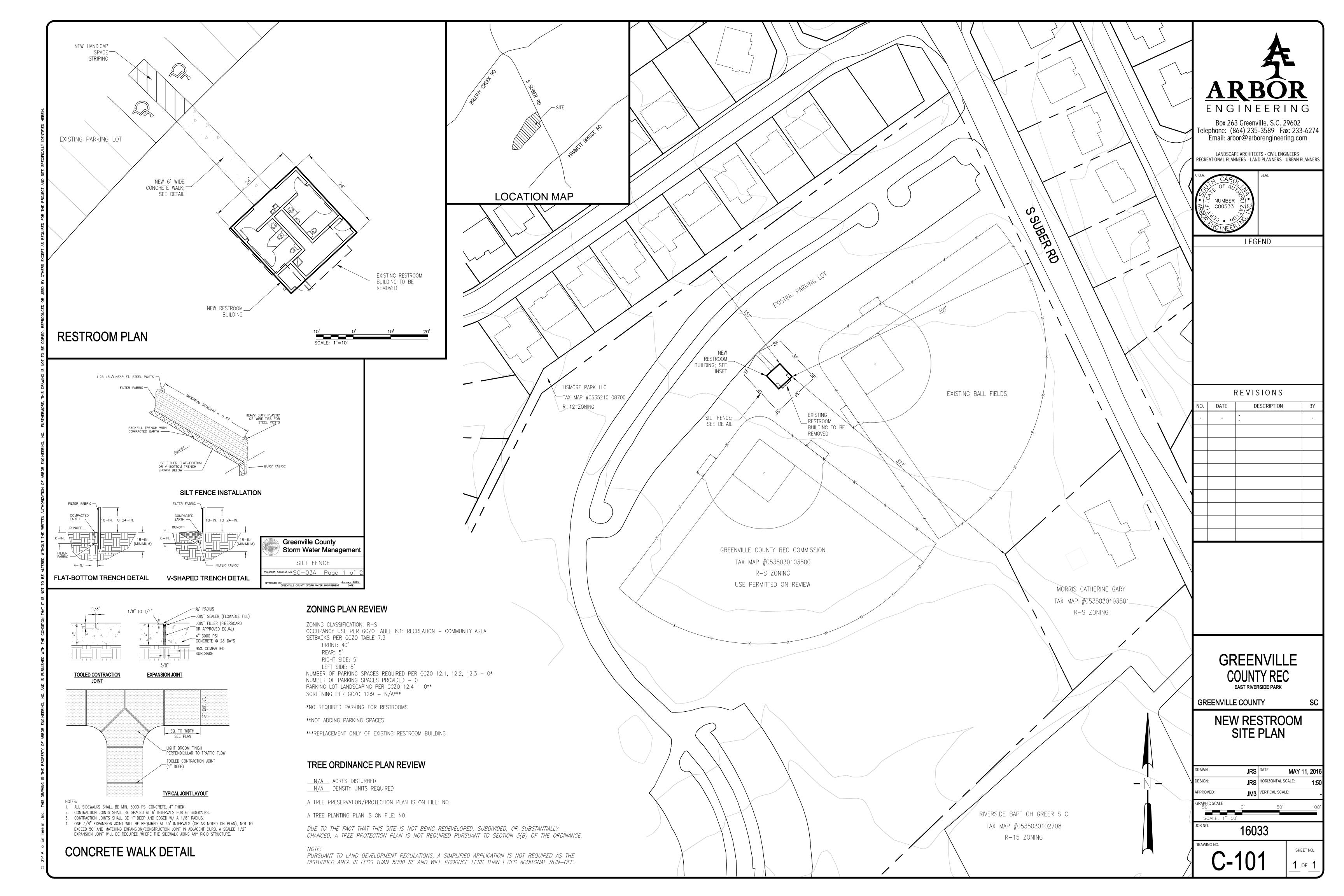
nditi BLDG. PARK

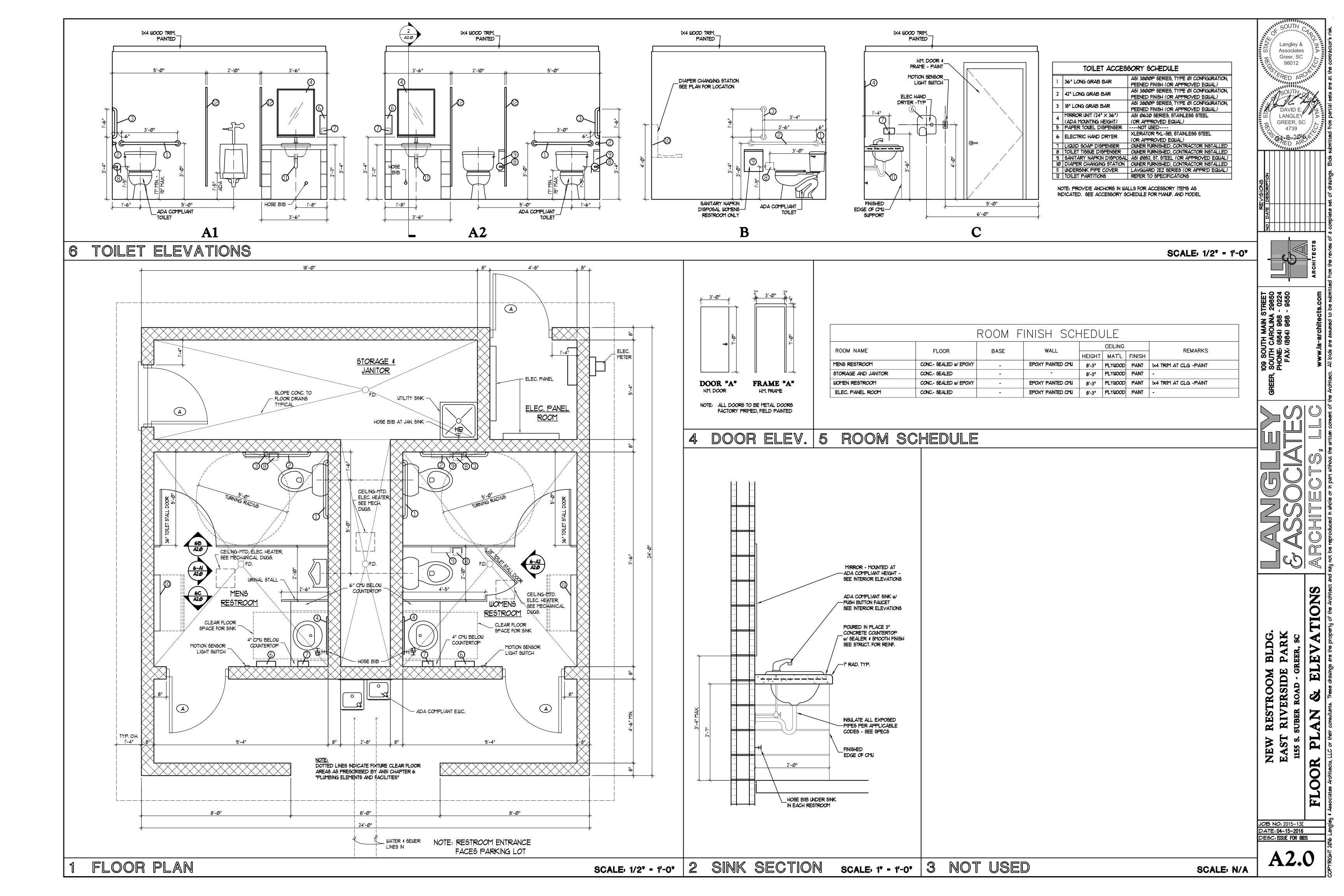
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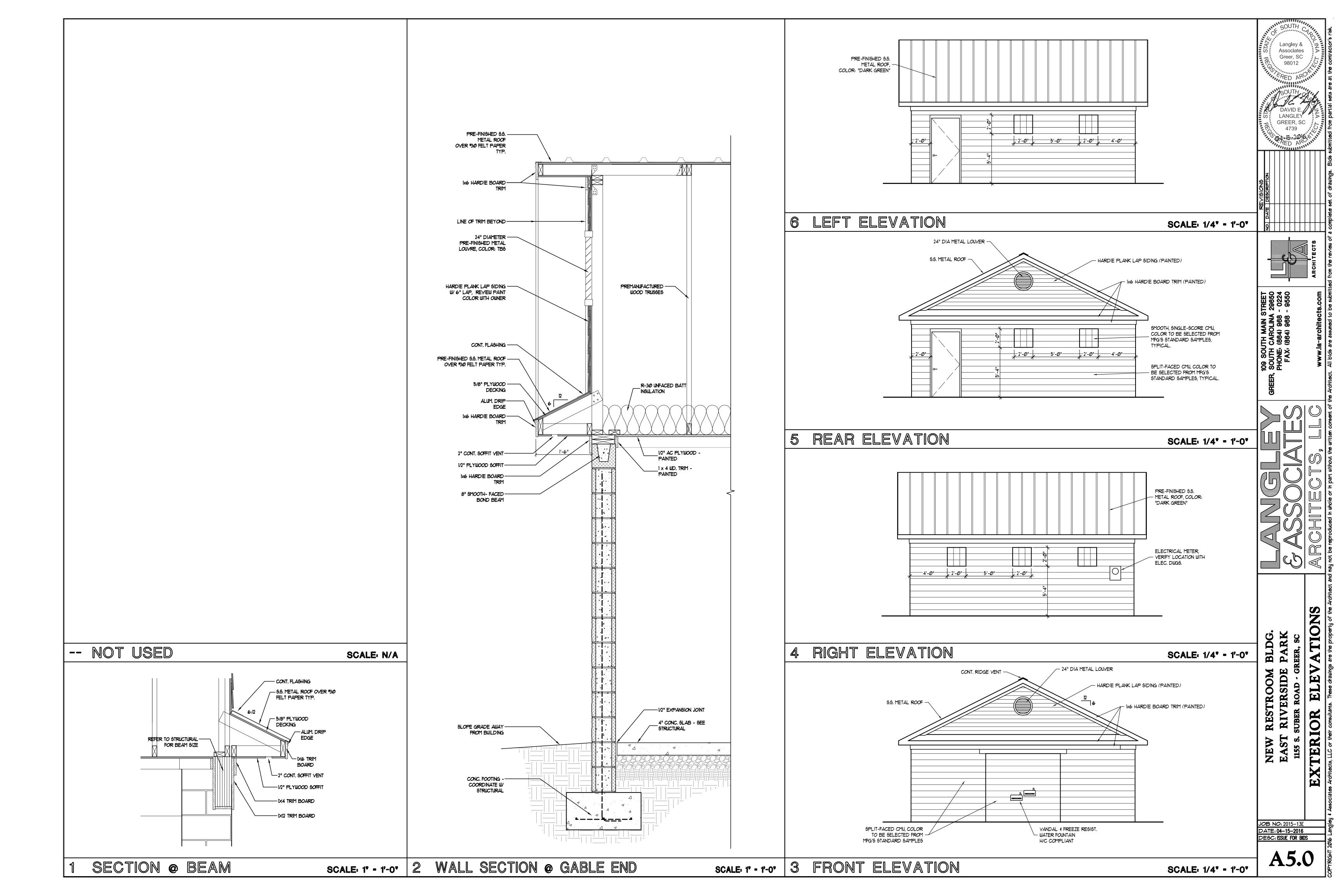
JOB NO: 2015-13E DATE: 04-15-2016

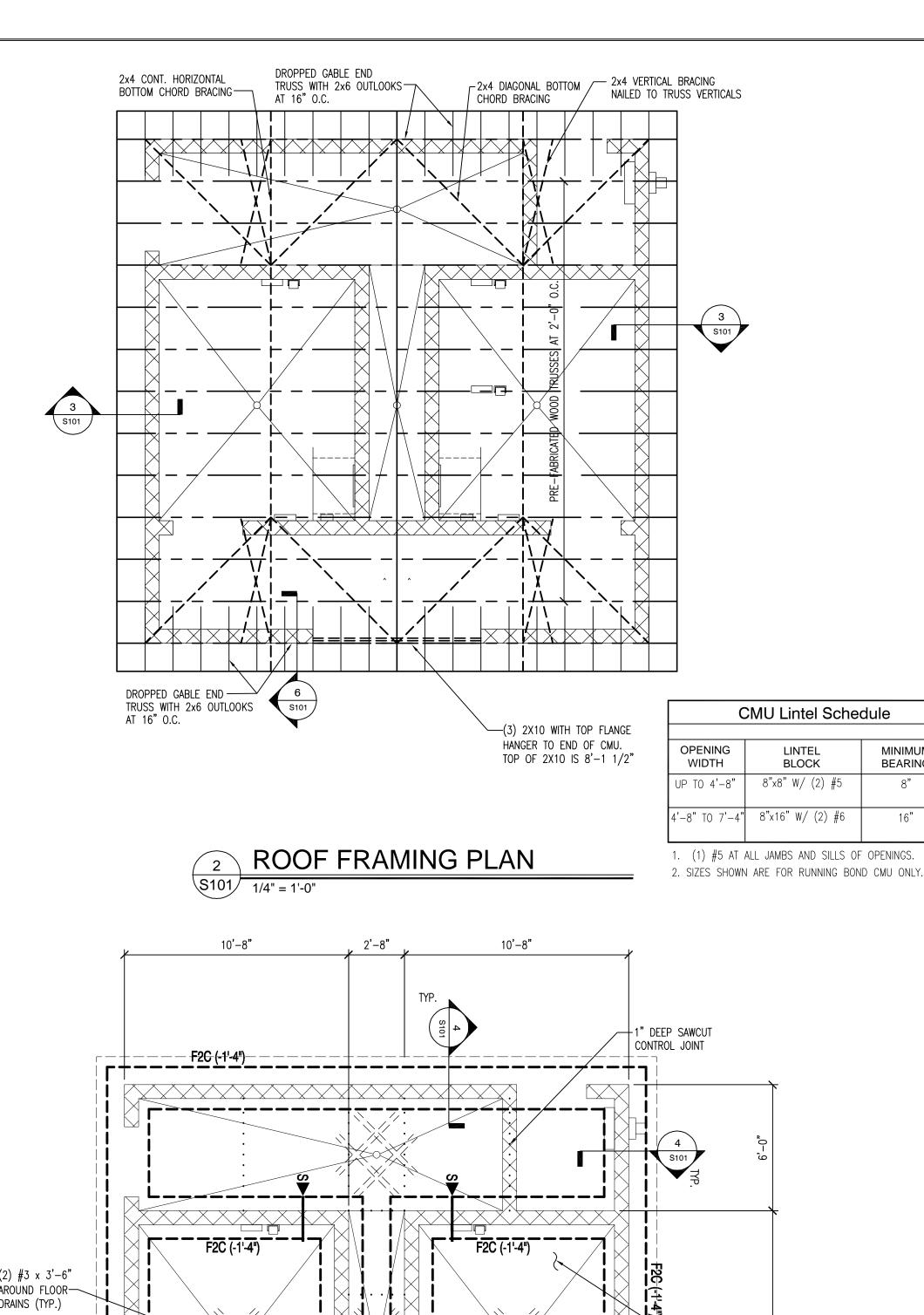
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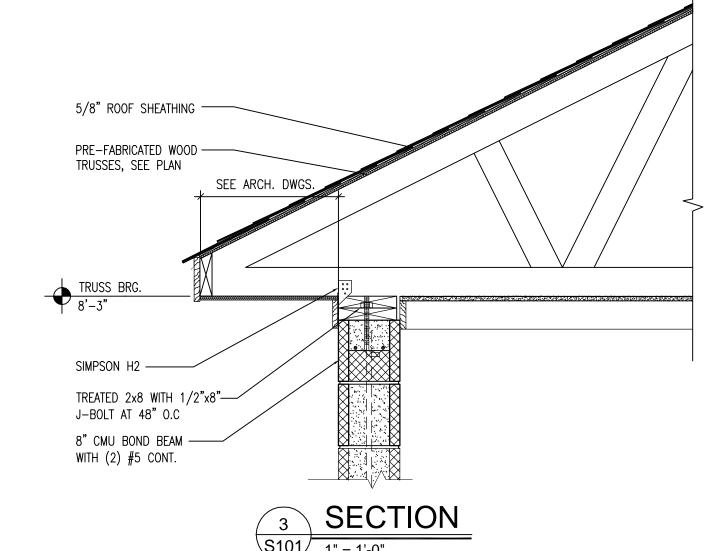


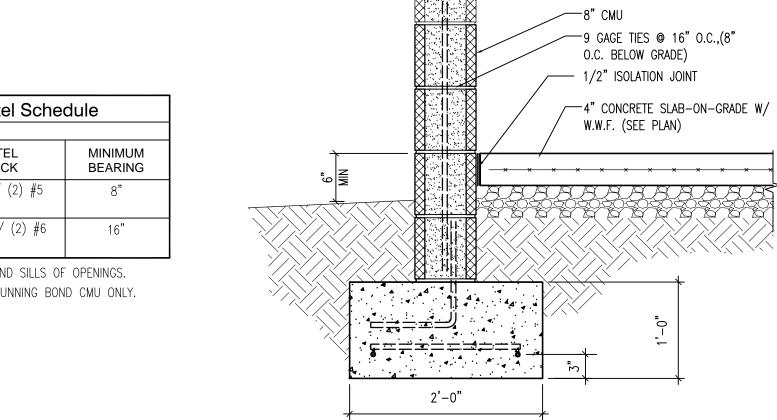












01000 GENERAL

- 1. The structure reflected on the drawings is structurally sound in its completed condition only. The design of any and all temporary shoring and bracing prior to the completed condition shall be the contractor's responsibility. The Structural Engineer of Record (EOR) shall not be responsible for the means, methods, techniques, sequences, procedures nor safety programs which are employed by the contractor to build the completed structure. Any deviations from the completed structure represented
- in the drawings must be submitted to the EOR for approval in writing. 2. The Contractor shall verify all conditions including existing structures (above and below grade) and shall notify of the EOR of any discrepancies. The Contractor shall perform all required field
- 3. The Sections and Details shown shall be considered to be typical for all similar conditions. The
- Contractor shall submit written Requests for Information for areas in question. 4. The Contractor shall submit shop drawings for each of the structural components shown on the

03000 FOUNDATIONS:

- 1. The Contractor shall notify the EOR of any below grade structure which may affect the foundation
- 2. Foundations shall bear on residual soils or engineered fill capable of supporting an allowable pressure of 3000 psf.

03300 CAST-IN-PLACE CONCRETE:

- 1. All concrete work and materials shall be in accordance with ACI3182008 and ACI301.
- 2. Minimum Material Specifications: ASTM C150, Type 1 a. Portland Cement:
 - ASTM C 618, Type F (limit to 20% of cementitious content) c. Maximum water/cementitious material ratio: 0.5.
- d. No water may be added at the site without consent of the engineer.
- a. Slabs-on-grade and foundations shall have a 28 day compressive strength of 3000 psi. Concrete shall have air-entraining admixture
- b. Slabs to receive a light broom finish with overall F_s=35 and F_i=25, and minimum local values of $F_f = 24$ and $F_{\perp} = 17$.
- c. Slabs shall be cured using a curing compound containing 30% solids following the manufacturer's specifications. Curing compound shall be compatible with floor finishes. d. Provide sawcut control joints or construction joints at 12'-0" (maximum) square pattern (see
- slab plan for other requirements). Cut 1" joints as so on as possible after finishing (within 12 hours of placement). Joint filler specification to be by the architect. e. Welded Wire Fabric (ASTM A185) shall be installed 1" from the top face of the slab,
- lapping edges 6". WWF to be supplied in sheet stock only. Specification of exterior concrete paving or sidewalks is by the Civil Engineer. 4. Reinforcing Steel:
- a. All detailing, fabrication, and placing shall be in accordance with ACI 315. b. Reinforcing steel shall be new billet bars conforming to ASTM A615, grade 60. c. Provide 3" concrete cover for all concrete cast against earth.

04300 MASONRY:

- 1. Masonry work and materials shall comply with ACI 530 08. All CMU shall conform to ASTM C90, ASA A79.1 for light weight block. Mortar shall conform with ASTM C270, Type S.
- 2. The minimum compressive strength of the system, f'm, shall be 1900 psi. 3. As a minimum, reinforce CMU with #5 at 48" o.c., at jam bs and at corners. Splice #5 3'-0". Provide 9 gage joint reinforcing at 16" o.c. above grade and 8" o.c. below grade. Fill all cells containing reinforcing with 3000 psi grout. Fill all cells below grade.

06100 ROUGH CARPENTRY

- 1. Structural framing lumber shall conform to the minimum material properties listed in the National Design Specification for Wood Construction (2001) for the sizes, species, and grades listed below: a. Rafters, fascia, blocking, etc. shall be Yellow Pine #2 or better.
- 2. Laminated Veneer Lumber (LVL) shall meet or exceed the following properties:
- a. Modulus of Elasticity, E: 2,000,000 psi b. Bending Stress, Fb; 2,900 psi
- c. Horizontal Shear, Fv: 285 psi
- d. Compression Parallel, Fc: 2,750 psi.
- 3. Bolts shall conform to ASTM A307. Steel connection plates shall conform to ASTM A36. Bolts and plates for post connections shall be hot-dip galvanized (G90). 4. ROOF CONSTRUCTION
 - a. Roof to be sheathed with 5/8" 20/40 rated sheathing, grade C-D, nailed to rafters or trusses with 10d ring shank nails at 6" o.c. at panel edges and 12" o.c. elsewhere. Provide plywood clips at each rafter or truss space. Stager end joints of panels. b. Metal Plate Connected Wood Trusses
 - i. Design by fabricator shall be in accordance with the applicable provisions of the latest edition of the American Forest & Paper Association's (AF&PA's) National Design Specification® (NDS®) for Wood Construction, ANSI/TP11, and all applicable legal requirements. Truss Manufacturer shall furnish Truss Design Drawings and a Truss Placement Plan. See the roof framing plan and design criteria for design loads. Deflection criteria of L/360 (LL) and L/240 (total) shall be calculated with pin/roller support conditions and one end moving laterally 1"
 - ii. The design and placement drawings shall include as a minimum:
 - Slope, span, and spacing
 - Lo cation of joints 3. Required bearing widths
 - 4. Design loads (top and bottom chord live and dead loads, wind uplift
 - forces at bearing) 5. End Reactions and directions
 - 6. Lumber grades, sizes, and species
 - 7. Truss to truss girder, truss ply to ply, and field assembly connections (manufacturer to design and supply)
 - 8. Deflections (horizontal and vertical)
 - 9. Size, connections, and anchorage of the permanent continuous lateral bracing required for axial force buckling resistance.
 - iii. Lumber shall be Yellow Pine #2 or better for chords and webs. Lumber shall have moisture content of no less than 7% at time of manufacturing. Adjustment factors shall be in accordance with NDS
 - iv. Metal connector plates shall be manufactured by a Wood Truss Council of America ("WTCA") member plate manufacturer and shall not be less than 0.036 inches in thickness (20 gauge) and shall meet or exceed ASTM A653/A653M grade 33, and galvanized coating shall meet or exceed ASTM A924/924M, coating designation G60. Working stresses in steel are to be applied to effectiveness ratios for plates as determined by test and in accordance with
 - v. Trusses shall be handled during manufacturing, delivery and by the Contractor at the job site so as not to be subjected to excessive bending. Unload trusses in a manner to minimize lateral strain.
 - vi. Contractor shall be responsible for the handling, installation, and temporary bracing of the Trusses in a good workmanlike manner and in accordance with the recommendations set forth in WTCA/TPI's Building Component Safety Information BCSI 1-03: Guide to Good Practice For Handling, Installing & Bracing of Metal
 - Plate Connected Wood Trusses. vii. Cutting and altering of Trusses is not permitted. If any Truss should become broken, damaged, or altered, written concurrence and approval by a licensed design professional is required.
 - viii. Trusses shall be permanently braced in a manner consistent with good building practices and in accordance with sections in the drawings. Trusses shall furthermore be anchored or restrained to prevent out-of-plane movement so as to keep all Truss members from simultaneously buckling together in the same direction. Such permanent lateral bracing shall be accomplished by: (a) anchorage to solid end walls; (b) permanent diagonal bracing in the plane of the web members; or (c) other suitable means.

Structural Design Criteria

Shingles

Electrical

Insulation

Snow Loads

Wind Loads

Lateral Loads

Wood Trusses

HVAC allowance

Ground Snow Load

Velocity (Ultimate)

Importance Factor

Enclosed Structure:

Seismic Loads (34.9 Lat; -82.5 Long)

Spectral Response, S₁

Spectral Response, S_s

Site Class (assumed) Design Category

Analysis Type

2008 USGS Mapped 1 second

2008 USGS Mapped short term

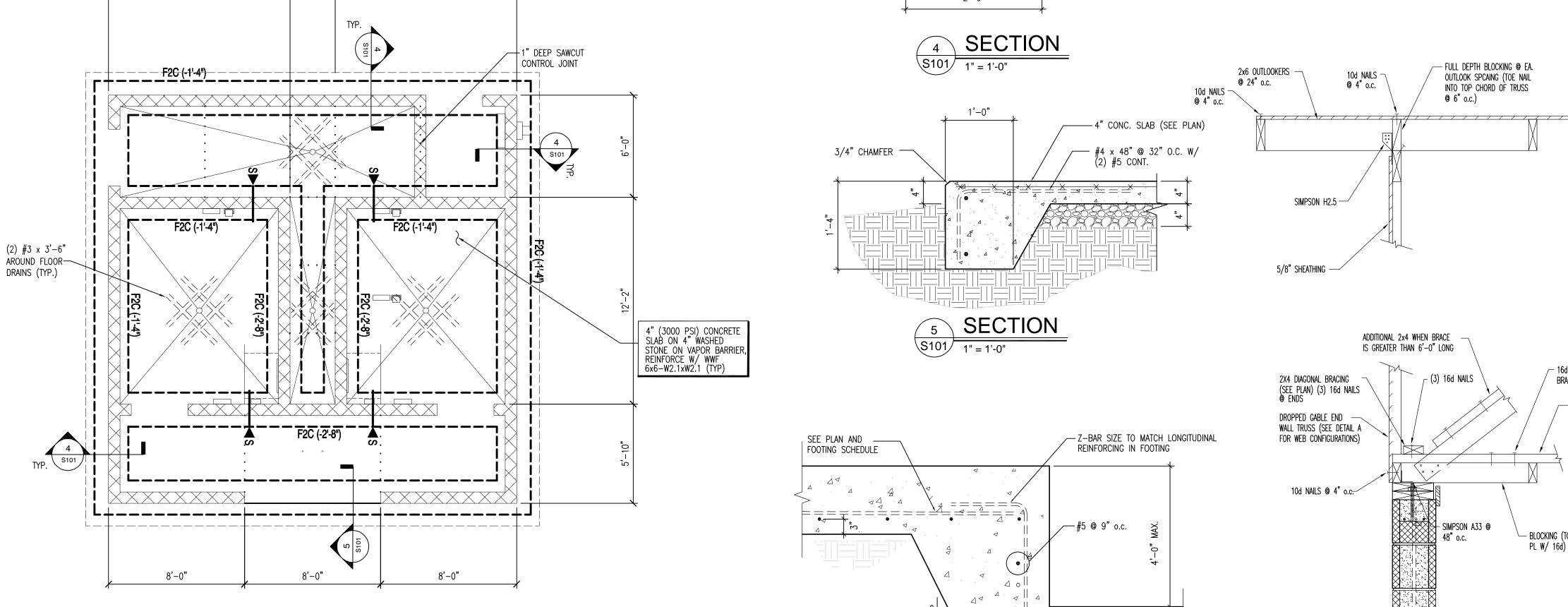
Exposure

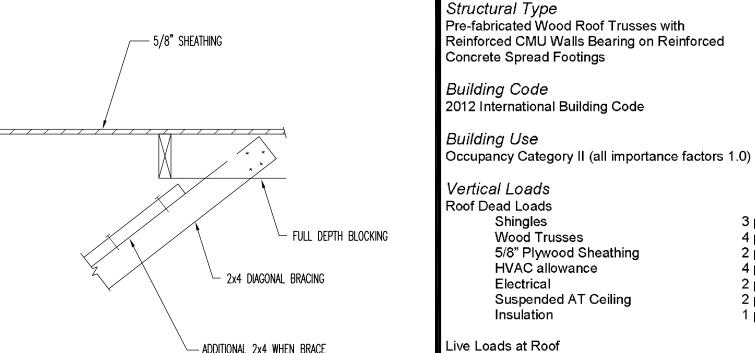
5/8" Plywood Sheathing

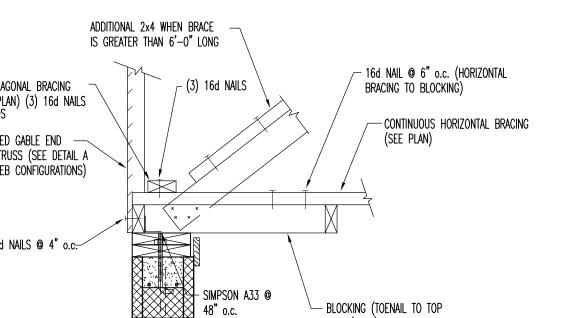
Suspended AT Ceiling

Occupancy (Reducible for Area)

Internal Pressure Coefficient











Arrowood & Arrowood, PC 412-B Pettigru St. Greenville, SC 29601 864.233.9383 (t) 864.232.7855 (f)

A&A #15-LAN-30

S R N I N

4 psf 2 psf

4 psf 2 psf 2 psf 1 psf

20 psf

10 psf

115 mph

10.7%g

28.2%g

JOB NO: 2014-65 DATE: April 26, 2016 DESC: ISSUE FOR PERMIT

LEGEND:

FX = FOOTING TYPE. SEE SCHEDULE ON THIS SHEET (-X'-X") = TOP OF FOOTING ELEVATIONFROM REF. T/SLAB ELEV. 0'-0"

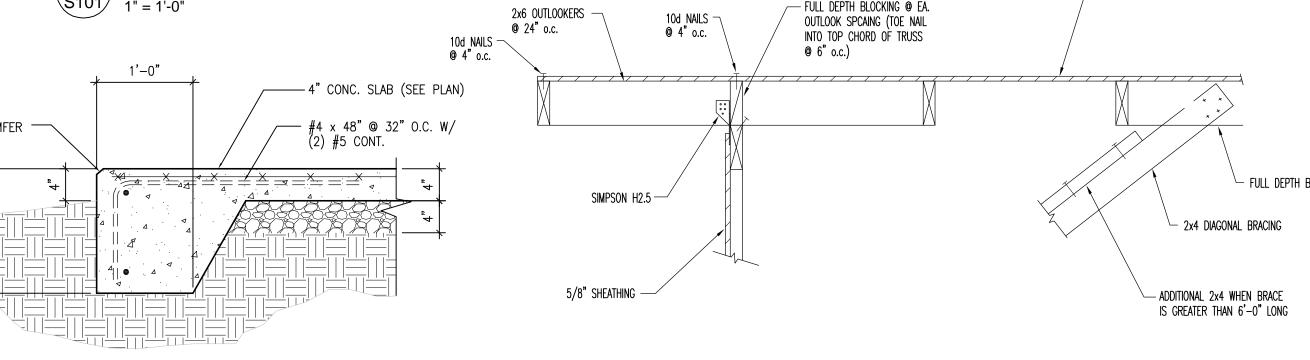
STEP, SEE A/S101

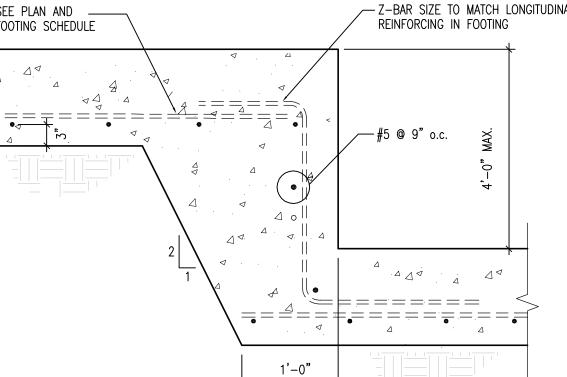
s = FOOTING ELEVATION

Foundation Schedule THICKNESS REINFORCING LENGTH (2) #5 CONT 2'-0"xCONTINUOUS

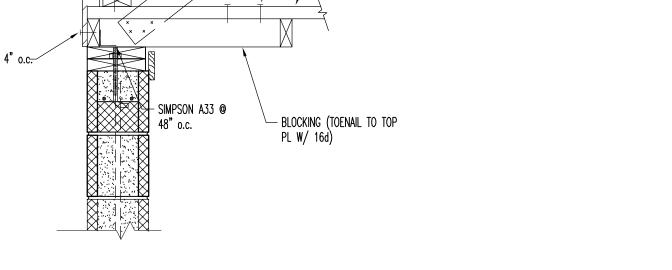
FOUNDATION / SLAB PLAN

S101 1/4" = 1'-0"





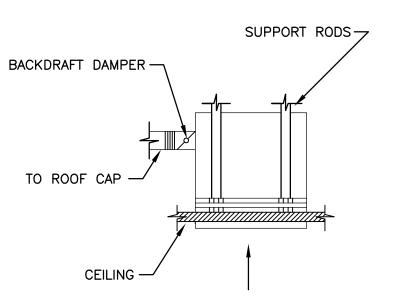
DETAIL - STEP-FOOTING



ALL MATERIALS AND EQUIPMENT SHALL BE OF NEW AND OF FIRST QUALITY. WORKMANSHIP SHALL CONFORM TO THE BEST PRACTICE FOR SUCH WORK. ALL INSTALLERS OF THE SYSTEMS SHALL BE TRAINED IN THE INSTALLATION OF THE TYPES OF SYSTEMS BEING

- 1. MECHANICAL CONTRACTOR SHALL INSTALL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND SHALL HAVE MANUFACTURERS' INSTALLATION INSTRUCTIONS ON SITE DURING FINAL INSPECTION.
- 2. THESE DRAWINGS ARE OF A SCHEMATIC NATURE AND THE CONTRACTOR MUST OBTAIN ANY ADDITIONAL INFORMATION REQUIRED FOR THE WORK AND INTERFACE WITH OTHER DISCIPLINES ON SITE.
- 3. PREPARER OF THESE DRAWINGS SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR OR OF THE SAFETY, PRECAUTIONS AND PROGRAMS INCIDENTAL TO THE WORK OF THE CONTRACTOR.
- 4. SUBSTITUTIONS ALL PRODUCTS LISTED ARE TO ESTABLISH DESIGN AND QUALITY STANDARDS, NOT TO LIMIT SUBMITTALS.
 CONTACT ENGINEER IN WRITING PRIOR TO BID WITH ANY QUESTIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED IN WRITING WITHIN 10 DAYS AFTER BID OR SUPPLY AS SPECIFIED. HIGHLIGHT SUBSTITUTION DEVIATIONS FROM MATERIALS SPECIFIED. COST INCURRED TO MODIFY PROJECT TO INSTALL SUBSTITUTED MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR REQUESTING THE SUBSTITUTION.
- 5. RIGID DUCTWORK SHALL BE GALVANIZED SHEET METAL. DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA MANUAL. ALL DIMENSIONS ARE NET INSIDE CLEAR. PROVIDE FLEX CONNECTIONS AT ALL EQUIPMENT. PROVIDE TURNING VANES IN RECTANGULAR DUCT. FLEX DUCTWORK IS ALLOWED FOR THE FINAL 14 FEET OF DUCT LEADING UP TO GRILLES, DIFFUSERS AND AIR TERMINATION DEVICES UNLESS OTHERWISE SPECIFIED ON THE MECHANICAL PLANS.
- LEADING UP TO GRILLES, DIFFUSERS AND AIR TERMINATION DEVICES UNLESS OTHERWISE SPECIFIED ON THE MECHANICAL PLANS.

 6. COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND STANDARDS.
- MECHANICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL EQUIPMENT WITH CEILING AND LIGHTING LAYOUT ON SITE BEFORE CONSTRUCTION IS TO BE STARTED. ANY INTERFERENCES IS TO BE CORRECTED BY MECHANICAL CONTRACTOR OR REPORTED TO GENERAL CONTRACTOR.
- 8. DUCT TRANSITIONS FOR INTERFERENCE ISSUES CAN BE MADE USING EQUIVALENT AREA.
- 9. MAINTAIN DUCTWORK LEVEL AND AS HIGH AS POSSIBLE UNLESS OTHERWISE NOTED. TRANSITION RECTANGULAR DUCTWORK ON THE BOTTOM AND SIDES TO KEEP DUCTWORK AS HIGH AS POSSIBLE. TAPS, TAKE-OFFS AND SPIN IN FITTINGS ARE NOT ACCEPTABLE IN THE END OF CAPPED DUCTS AND SHOULD BE PLACED NOT LESS THAN 12" FROM THE END OF THE DUCT LINE FOR PRESSURIZATION. OPENINGS THROUGH WALLS, FLOORS AND ROOFS SHALL BE FLASHED AND SEALED WATER TIGHT AND SHALL BE PER CODE
- 10. SUPPORTS FOR DUCTWORK TO COMPLY WITH IMC AND IBC CODES.
- 11. INSTALL DUCT BALANCING DAMPERS AT ALL BRANCH TAKE OFFS UNLESS OTHERWISE NOTED ON DRAWINGS.
- 12. UNLESS OTHERWISE NOTED, MECHANICAL CONTRACTOR REQUIRED TO SUPPLY STARTERS AND DISCONNECTS FOR EQUIPMENT SHOWN ON ALL MECHANICAL SCHEDULES. COORDINATE WITH ELECTRICAL CONTRACTOR TO INSTALL AND WIRE CONNECTIONS.
- 13. UNLESS OTHERWISE NOTED, MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT AND WIRING FOR THERMOSTATS AND ANY OTHER CONTROLS REQUIRED BY THE HVAC SYSTEM.

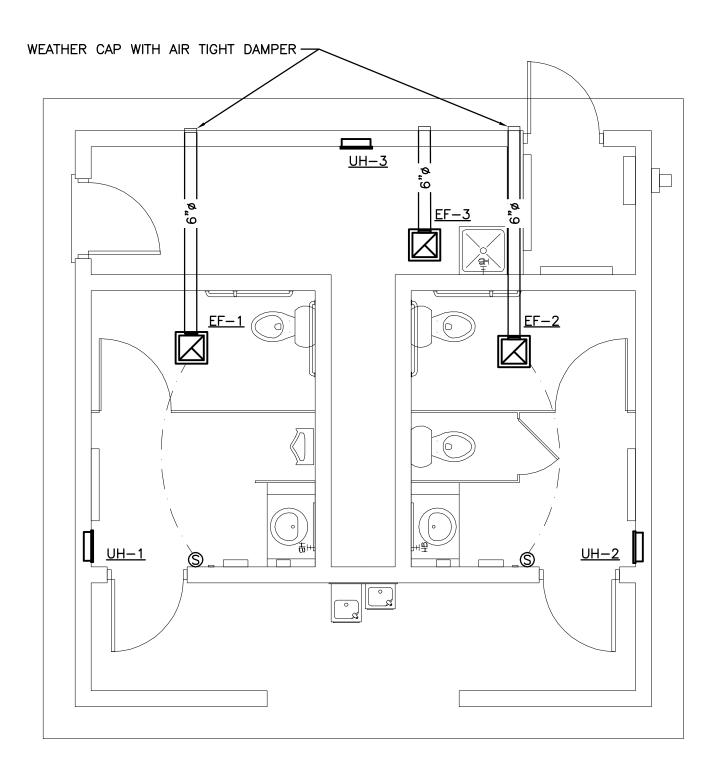


EXHAUST FAN DETAIL
SCALE: NTS

ELECTRIC UNIT HEATER SCHEDULE											
MANUFACTURER	MODEL	BTU/HR	HEATER WATTS	ELECTRICAL (V/PH/HZ)	AMPS	WEIGHT (LBS)					
QMARK (MARLEY)	CWH1208DSF	6826	2000	208/1/60	9.6	20					
QMARK (MARLEY)	CWH1208DSF	6826	2000	208/1/60	9.6	20					
QMARK (MARLEY)	CWH1208DSF	6826	2000	208/1/60	9.6	20					
	QMARK (MARLEY) QMARK (MARLEY)	MANUFACTURER MODEL QMARK (MARLEY) CWH1208DSF QMARK (MARLEY) CWH1208DSF	MANUFACTURER MODEL BTU/HR QMARK (MARLEY) CWH1208DSF 6826 QMARK (MARLEY) CWH1208DSF 6826	MANUFACTURER MODEL BTU/HR HEATER WATTS QMARK (MARLEY) CWH1208DSF 6826 2000 QMARK (MARLEY) CWH1208DSF 6826 2000	MANUFACTURER MODEL BTU/HR HEATER WATTS ELECTRICAL (V/PH/HZ) QMARK (MARLEY) CWH1208DSF 6826 2000 208/1/60 QMARK (MARLEY) CWH1208DSF 6826 2000 208/1/60	MANUFACTURER MODEL BTU/HR HEATER WATTS ELECTRICAL (V/PH/HZ) AMPS QMARK (MARLEY) CWH1208DSF 6826 2000 208/1/60 9.6 QMARK (MARLEY) CWH1208DSF 6826 2000 208/1/60 9.6					

NOTES

- 1. PROVIDE FOR SURFACE MOUNTING KIT (WALL MOUNT).
- 2. UNIT SHALL BE PROVIDED WITH THERMOSTAT. SET T-STAT TO 40° F.
- 3. FAN FORCED HEATING TO 65 CFM.



HVAC PLAN
SCALE: 1/4"=1'-0"

EXHAUST FAN SCHEDULE													
EQUIPMENT TAG	MANUFACTURER	MODEL	MODEL AIRFLOW (CFM)		E.S.P. FAN (IN. WC) RPM		WATTS	ELECTRICAL (V/PH/HZ)	ACCESSORIES				
EF-1,2	GREENHECK	SP-B150	154	0.25	1,050	DIRECT	128	115/1/60	1-4				
EF-3	GREENHECK	SP-B150	50	0.25	675	DIRECT	16	115/1/60	1-4				

* THE BRAND OF EQUIPMENT SHOWN ON SCHEDULE IS BASIS OF DESIGN. EQUAL PRODUCTS BY COOK, TWIN CITY, CARNES, PENN-BARRY.

* CONTRACTOR MUST VERIFY UNIT CONFIGURATION TO FIT THE LAYOUT DESIGN.

ACCESSORIES:

- . BACKDRAFT DAMPER
- 2. EXHAUST FAN/LIGHT COMBINATION SWITCH WITH LIGHT. PROVIDE WITH LED LIGHTING OPTION IF AVAILABLE FROM MANUFACTURER.
- 3. FACTORY DISCONNECT
- 4. ROUND DUCT CONNECTION

CAROLINA ENGINEERING SOLUTIONS, LLC

8 WEST MCBEE AVE, SUITE 203
GREENVILLE, SOUTH CAROLINA 2960)

NEW EAST

M1.

PLUMBING NOTES

ALL MATERIALS AND EQUIPMENT SHALL BE OF NEW AND OF FIRST QUALITY. WORKMANSHIP SHALL CONFORM TO THE BEST PRACTICE FOR SUCH WORK. ALL INSTALLERS OF THE SYSTEMS SHALL BE TRAINED IN THE INSTALLATION OF THE TYPES OF SYSTEMS BEING INSTALLED.

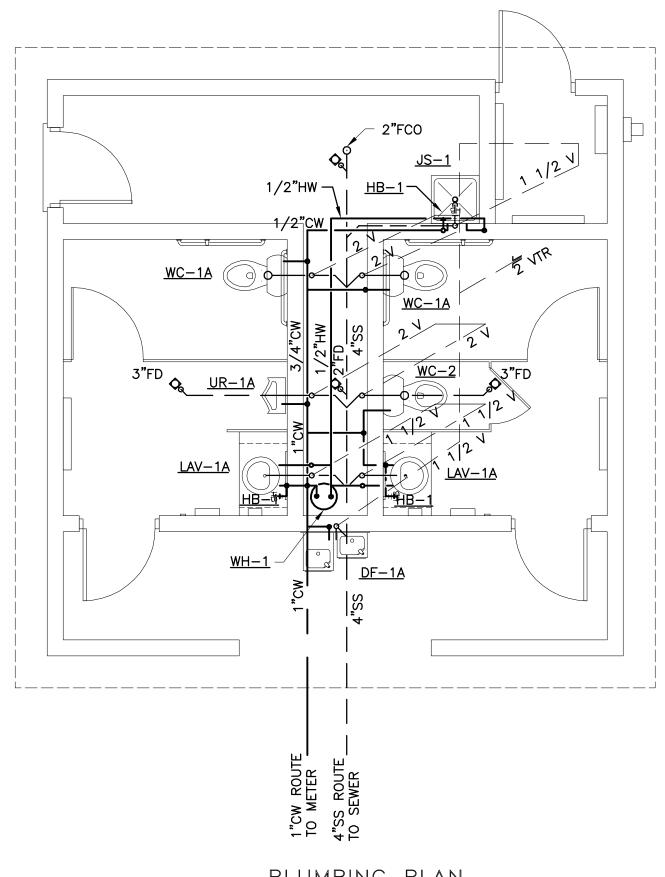
- ALL WORK SHALL CONFORM TO THE 2012 INTERNATIONAL PLUMBING CODE, OSHA REQUIREMENTS AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS AND FINAL APPROVALS.
- 2. THE CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS, INVERTS AND SIZES OF PIPING AND EQUIPMENT WITH THE CONTRACT DOCUMENTS AND CONDITIONS IN THE FIELD BEFORE FABRICATION OF ANY MATERIALS OR WORK TO BE PERFORMED.
- THE CONTRACTOR SHALL INSTALL SYSTEMS AS DESIGNED AND SET FORTH BY THE CONTRACT DOCUMENTS AND THE DESIGN CONCEPT INTENDED BY THE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF THIS WORK.
- POTABLE HOT AND COLD WATER PIPE IN THE BUILDING SHALL BE ASTM B88 HARD COPPER TUBING, TYPE L WITH WROUGHT COPPER SOLDER JOINTS. GATE VALVES TO BE CRANE NO 1700 CLASS 125 BRONZE BODY, THREADED JOINT. FOR PIPING SIZES 1" AND SMALLER, ALTERNATE USE OF CROSS-LINKED POLYETHYLENE MADE BY "PEX" OR APPROVED EQUIVALENT PER ASTM F876/877.ADSF
- ALL HOT AND COLD DOMESTIC WATER PIPING SHALL BE INSULATED WITH 1" FLEXIBLE, UNICELLULAR PIPING INSULATION. ALL JOINTS TO BE BONDED WITH ADHESIVE.
- 6. ALL ABOVE GRADE AND BELOW GRADE DWV PIPING SHALL BE SCHEDULE 40 PVC.
- ALL PIPING AND WATER HEATER SUPPORTS MUST MEET THE MANUFACTURERS' STANDARDIZATION SOCIETY SP-69. ALL THREADED ROD DIAMETERS SHALL BE %" DIAMETER MINIMUM AND SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH INTERNATIONAL PLUMBING CODE. NO SEISMIC SUPPORTS ARE REQUIRED IF PIPING IS LESS THAN 1.5 INCHES IN DIAMETER AND IS HUNG WITHIN 12" OF CEILING SUPPORT STRUCTURE.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIGGING OF THE TRENCHES REQUIRED FOR THE UNDERGROUND PIPING AS INDICATED ON THE DRAWINGS WITH 4 FEET OF EXTERIOR WALL OUTSIDE THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER BACKFILLING OF ALL TRENCHING AND TAMPING SO THAT SLABS CAST ABOVE THE LINES SHALL BE ADEQUATELY SUPPORTED. TRENCHES SHALL BE GRADED EVENLY ACCORDING TO THE STANDARD OF BEST PRACTICE SUCH THAT PIPE IS UNIFORMLY SUPPORTED.
- 9. PRESSURE TESTING OF THE SUPPLY WATER AND DWV SYSTEMS SHALL BE DONE IN ACCORDANCE WITH THE IPC AND LOCAL INSPECTION REQUIREMENTS.
- 10. ALL POTABLE WATER SYSTEM PIPING, FITTINGS AND FIXTURES SHALL BE STERILIZED AND FLUSHED PRIOR TO USE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN WATER WORKS ASSOCIATION STANDARDS.
- 11. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE COLD WATER SUPPLY FROM THE WATER MAIN HAS A BACK FLOW PREVENTOR INSTALLED BEFORE CONNECTING THE SUPPLY PIPING.
- 12. PROVIDE DRAIN VALVES IN THE HOT AND COLD WATER SYSTEM AT ALL LOW POINTS TO ALLOW FOR COMPLETE DRAINAGE.

	PLUMBING FIXTURE SCHEDULE												
ITEM	DESCRIPTION	FIXTURE	WASTE	VENT	HOT SUPPLY	COLD SUPPLY							
WC-1A	AMERICAN STANDARD CADET 3, 16-1/2"H, WHITE, VITREOUS CHINA, FLUSH TANK, 1.6 GPF, ELONGATED BOWL, OPEN FRONT SEAT WATER CLOSET OR EQUAL. TANK HANDLES SHALL BE ON RIGHT OR LEFT SIDE, TO MATCH THE WIDE SIDE OF THE HANDICAPPED STALL.	FLOOR MOUNTED WATER CLOSET FLUSH TANK (HANDICAP ACCESSIBLE)	4	2	-	1/2							
LAV-1A	AMERICAN STANDARD AQUALYN 20-3/8" x 17-3/8" SELF RIMMING OVAL COUNTERTOP LAVATORY, VITREOUS CHINA., FAUCET HOLES ON 4" CENTERS W/ T&S BRASS #B-2711 DECK MOUNT FAUCET WITH A.D.A. APPROVED, PREMOLDED INSULATED COVERS FOR WASTE & SUPPLIES BELOW LAVATORY.	COUNTER LAVATORY (HANDICAP ACCESSIBLE)	2	1 1/2	1/2	1/2							
UR-1A	AMERICAN STANDARD TRIMBROOK, VITREOUS CHINA, 3/4" TOP SPUD (OR EQUAL) PROVIDE W/ SLOAN ROYAL 8180 BATTERY AUTO FLUSH VALVE & HEAVY DUTY WALL CARRIER. RIM MOUNTED AT 17" AFF.	WALL HUNG URINAL (HANDICAP ACCESSIBLE)	2	1 1/2	_	3/4							
JS-1	FIAT FLOOR MOUNTED MSBID2424, FAUCET— 830—AA W/ VACUUM BREAKER, HOSE & HOSE BRACKET #832—AA, MOP BRACKET 889—CC, BUMPERGUARDS #1239BB & MSG2424 WALL GUARDS — STAINLESS STEEL.	MOP SINK	3	1 1/2	3/4	3/4							
DF-1A	ELKAY MODEL EZSTL-8-C, TWO LEVEL, WALL MOUNTED, BARRIER-FREE ELECTRIC WATER COOLER WITH FRONT AND SIDE EASY TOUCH CONTROLS, FLEXI-GUARD SAFETY BUBBLER AND EXTRA DEEP BASIN OR EQUAL, 115V, 8 GPH, 4 OZ, 370 W	ELECTRIC WATER COOLER (BI-LEVEL)	2	1 1/2	_	1/2							
WH-1	10 GALLON, ELECTRIC, 208V, 2.0KW 8 GPH RECOVERY © 90° RISE, STATE MODEL #PCE 10MSA-2. B&G MODEL EXPANSION TANK PTA-5 OR EQUAL	WATER HEATER	_	_	3/4	3/4							
НВ	WOODFORD #24, ANTI-SIPHON, VACUUM BREAKER PROTECTED WALL HYDRANT OR EQUAL.	HOSE BIBB	-	-	-	3/4							
FCO	FLOOR CLEANOUT — ZURN MODEL ZN-1400, WITH SATIN BRONZE TOP, ADJUSTABLE CAST IRON HOUSING, PVC TAPERED PLUG AND OUTLET CONNECTION TO MATCH PIPING. PROVIDE CLAMPING FLANGE FOR FLOORS HAVING A WATERPROOF MEMBRANE. SIZE AS INDICATED ON DRAWINGS.	FLOOR CLEAN OUT	SEE PLAN	_	_	_							
FD	FLOOR DRAIN — ZURN MODEL ZN—415, 6" TYPE B STRAINER, WITH CAST IRON HOUSING, ADJUSTABLE SATIN BRONZE TOP, CLAMPING COLLAR, AND OUTLET CONNECTION TO MATCH PIPING SIZE AS INDICATED ON DRAWINGS. INSTALL SURE SEAL INLINE 3" FLOOR DRAIN TRAP SEALER #SS3000.	FLOOR DRAIN	3	1 1/2	_	_							
YCO	YARD CLEANOUT-ZURN MODEL Z-1456-DX WITH DECK PLUG AND O-RING SEAL	YARD CLEANOUT	SEE PLAN	_	-								

GENERAL PLUMBING FIXTURE NOTES: (THESE NOTES APPLY TO ALL APPLICABLE PLUMBING FIXTURES)

ROUGH-IN ALL WASTE AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S APPROVED SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL HAVE SHUT-OFF VALVES.

ABBREVIATIONS



PLUMBING PLAN SCALE: 1/4"=1'-0"

ABOVE FINISHED FLOOR NOT TO SCALE NTS CONTINUATION PLUMBING CONTRACTOR CLEAN OUT SANITARY SEWER COLD WATER TYP TYPICAL UNDERGROUND FD FLOOR DRAIN VENT FLOOR CLEAN OUT VTR VENT THRU ROOF FLOOR SINK FS GENERAL CONTRACTOR WASTE WITH GALLONS PER HOUR

GALLONS PER MINUTE

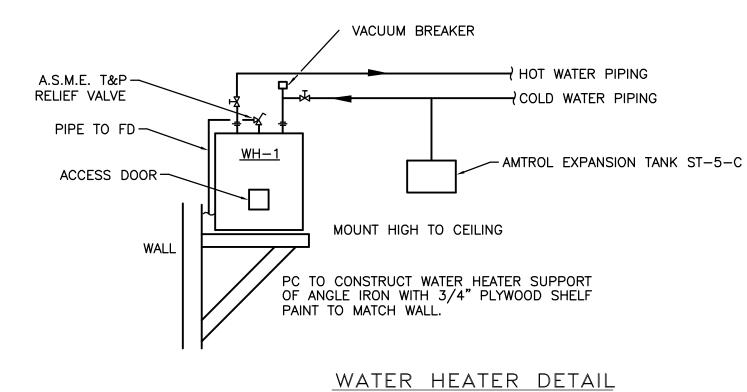
HUB DRAIN

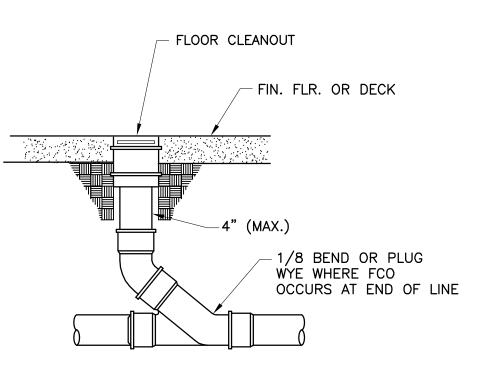
HOT WATER NOT ALL ABBREVIATIONS ARE USED

WCO WALL CLEAN OUT

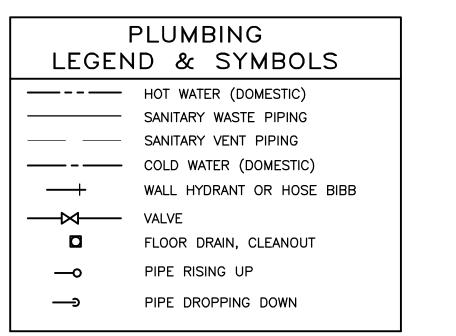
WATER HEATER

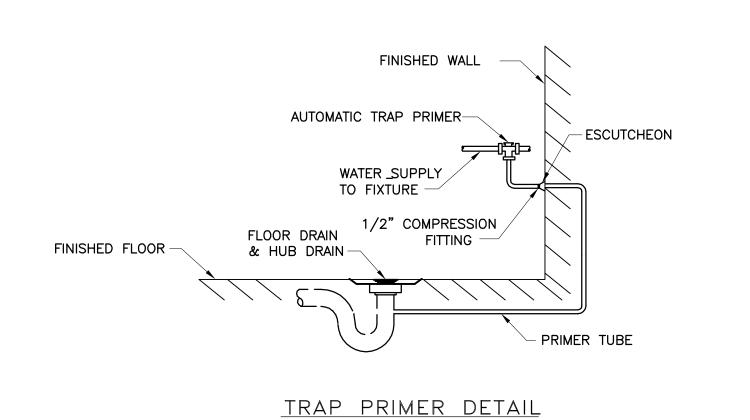
WALL HYDRANT YARD CLEANOUT

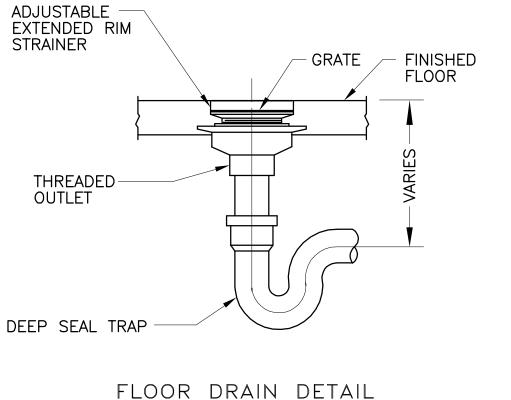




FLOOR CLEANOUT DETAIL







FLOOR DRAIN DETAIL

JOB NO: 2015-90

DATE: 3/31/16

DESC: FOR CONSTRUCTION

8 | | | | | | | | | | | | 8

BLDG. RESTROOM

PLUMBING
Architects, LLC or their consultants. The state of the consultants. The state of the consultants of the state of NEW EAST 1155 8.

LIGHTING OR SERVICE PANEL, SURFACE MOUNTED.(208V)

LIGHTING OR SERVICE PANEL, SURFACE MOUNTED. (480V) EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR FAN SPECIFICATIONS.

WATER HEATER.

30/20/3P/3R

SM

VOLTAGE 480Y/277V, 3φ, 4W

15 2

DEVICE BRANCH CIRCUIT

DESIGNATION

L.-PARKING LOT

SAFETY DISCONNECT SWITCH. "30" INDICATES AMP RATING, "20" INDICATES FUSE SIZES, "3P" INDICATES NUMBER OF POLES, ENCLOSURE TO BE NEMA 1 UNLESS NOTED OTHERWISE (3R, 4X, ETC.) SQUARE D H300 SERIES HEAVY DUTY SAFETY SWITCH PHOTOELECTRIC CELL, SPEC GRADE, TO BE MOUNTED ON ROOF, FACING NORTH, TORK MODEL 2101 OR EQUAL.

WIRING DEVICES

NOTE: ALL WIRING DEVICES TO BE IVORY, WITH #302 STAINLESS STEEL COVERPLATE (FLUSH MOUNTED) UNLESS NOTED OTHERWISE ON THE DRAWING OR SPECIFICATIONS.

SWITCH SYMBOLS

MANUAL MOTOR STARTER

SINGLE POLE LIGHTING SWITCH 120-277 VOLT, 20 AMP, SPEC GRADE. LETTER ("a") DESIGNATES WHICH FIXTURES ARE CONTROLLED FROM WHICH SWITCHES WHEN MULTIPLE SWITCHES ARE USED ON ONE CIRCUIT

TIMER SWITCH WITH DIGITAL TIMER, WATTSTOPPER # TS-400

OMNI-DIRECTIONAL DUAL TECHNOLOGY CEILING OCCUPANCY SENSOR -WATTSTOPPER # DT-300

STRAIGHT BLADE DEVICE SYMBOLS

20A, 125V, 2P, 3W, NEMA 5-20R, DUPLEX RECEPTACLE. HUBBELL 5362-I OR EQUAL. STANDARD POWER. "WP" DENOTES WEATHERPROOF COVER PLATE. "GFI" DENOTES GFCI TYPE. SAME AS " TO " ABOVE EXCEPT BOTTOM OF OUTLET MOUNTED ABOVE COUNTER HEIGHT

HAND DRYER CONNECTION

LIGHTING SYMBOLS:

2' X 4' CEILING MOUNTED FIXTURE

SWITCHED FIXTURE WITH EMERGENCY LIGHTED BATTERY BACKUP. ROUTE 'HOT' SENSING CIRCUIT TO BATTERY

4' STRIP FIXTURE

EXTERIOR WALL PACK

SURFACE CEILING MOUNTED OR RECESSED DOWNLIGHT

CABINET SURFACE MOUNTED FEEDER BOTTOM

(VOLT-AMPS)

TYPE SQUAREDNF

6 SPACE SPACE

2 SPACE

MAINS 100A MCB, SERATED

DESIGNATION

GENERAL LIGHTING NOTES:

- MANUFACTURERS & NUMBERS ARE LISTED TO ESTABLISH QUALITY ONLY AND NOT TO LIMIT COMPETITION. PRIOR TO BIDDING, SUBSTITUTIONS ARE ALLOWED SUBJECT TO SUBMITTAL DATA, PHOTOMETRICS & ENGINEERS APPROVAL AS REQUIRED BY SPECIFICATIONS.
- 2. ALL FIXTURES TO BE U.L. LABELED. ALL EXTERIOR FIXTURES SHALL HAVE U.L. WET LABEL OR DAMP LABEL AS REQUIRED BY LOCATION. CONTRACTOR SHALL VERIFY BEFORE SUBMITTING FIXTURE.
- 3. PROVIDE ALL MOUNTING ACCESSORIES, BAR HANGARS & HARDWARE REQUIRED.
- 4. EMERGENCY BATTERY BALLAST SHALL PROVIDE A MINIMUM OF 1100 LUMEN OUTPUT. BALLAST SHALL CONTAIN INTEGRAL SENSING CIRCUIT TO ALLOW FIXTURE TO BE SWITCHED WITH AREA FIXTURES FOR NORMAL OPERATION AND ENERGIZE BATTERY POWERED LAMP UPON LOSS OF POWER CIRCUIT, REGARDLESS OF SWITCH POSITION. MANUFACTURER SHALL BE BODINE OR APPROVED EQUAL.

LIGHTING FIXTURE SCHEDULE

ixture Type	FIXTURE DESCRIPTION	ACCEPTABLE MANUFACTURERS	MOUNTING HEIGHT	LAMPS	FIXTURE WATTAGE	VOLTAGE
ILA	4', LED CHANNEL STRIP LIGHT, STEEL HOUSING, FROSTED ACRYLIC LENS, WHITE FINISH, PAF, 0-10V DIMMING DRIVER	LITHONIA # ZL1D-L48-5000LM-FST-MVOLT-35K-80CRI-WH LSI # SDL-4-LED-HO-WW-UE COLUMBIA # LCL4-35-ML-EDU-PAF		NOMINAL 5000 LUMEN LED PANEL 3500K	48	UNIVERSAL VOLTAGE
LIAE	SAME AS 'IA' ABOVE EXCEPT PROVIDED WITH EMERGENCY BATTERY BACKUP.	LITHONIA # ZL1D-L48-5000LM-FST-MVOLT-35K-80CRI-E7W-WH LSI # SDL-4-LED-HO-WW-UE-EM COLUMBIA # LCL4-35-ML-EDU-PAF-ELL14		NOMINAL 5000 LUMEN LED PANEL 3500K	48	UNIVERSAL VOLTAGE
RL	6" DIA. RECESSED 2000 LUMEN LED CAN LIGHT, SELF-FLANGED WITH CLEAR SEMI-SPECULAR FINISH AND 0-10V DIMMING DRIVER. SPEC GRADE.	GOTHAM # EVO-35/20-6AR-MWD-LSS-MVOLT-EZ1 CREE # KR6-20L-35K-VOLT-10V/KR6T-SSGC-FF/KR6TA PRESCOLITE # LF6LEDG4-6LFLED7G4-35K	RECESSED	NOMINAL 2000 LUMEN LED PANEL 3500K	30	UNIVERSAL VOLTAGE
RLE	SAME AS 'RL' ABOVE EXCEPT PROVIDED WITH EMERGENCY BATTERY BACKUP.	GOTHAM # EVO-35/20-6AR-MWD-LSS-MVOLT-EZ1-EL CREE # KR6-20L-35K-VOLT-10V-EB7/KR6T-SSGC-FF/KR6TA PRESCOLITE # LF6LEDG4-EM-6LFLED7G4-35K-EM	RECESSED	NOMINAL 2000 LUMEN LED PANEL 3500K	30	UNIVERSAL VOLTAGE
VL	SURFACE MOUNTED VANDAL RESISTANT LED 4' WRAP AROUND, PAF.	COOPER # HVL8-4-LD4-2-LO-35-UNV-C-EDD-PAF LUMINARE LED # VPF8-46-50W-3500K-120-277-CP-PNA WILLIAMS # AVX-4-LED*PH40/835-DRV-UNV	SURFACE	NOMINAL 4000 LUMEN LED PANEL 3500K	80	UNIVERSAL VOLTAGE OR MULTI-TAP
VLE	SAME AS 'VL' ABOVE EXCEPT WITH EMERGENCY BATTERY BACKUP	COOPER # HVL8-4-LD4-2-LO-35-UNV-C-EDD-PAF-EL10W LUMINARE LED # VPF8-46-50W-3500K-120-277-CP-PNA-EMB310 WILLIAMS # AVX-4-LED*PH40/835-DRV-EM/BSL310-UNV	SURFACE	NOMINAL 4000 LUMEN LED PANEL 3500K	80	UNIVERSAL VOLTAGE OR MULTI-TAP
WRE	WALL MOUNTED MINI—SCONCE, CUTOFF, MEDIUM THROW, DIE CAST ALUMINUM HOUSING AND DOOR FRAME, 1/8" TEMPERED GLASS GASKETED LENS, SPECULAR EXTRUDED POLISHED ANODIZED SEALED REFLECTOR, WET LOCATION WITH REMOTE MOUNTED 90 MINUTE BACKUP EMERGENCY BALLAST COMPLETE WITH REQUIRED INTERCONNECTING WIRING, TEST SWITCH MOUNTING TRAY AND INDICATOR LIGHT, (BATTERY UNIT TO BE MOUNTED IN CONDITIONED SPACE), COLOR TO MATCH BUILDING FINISH COLOR. TEN DEGREES F OPERATION	LITHONIA # WST-2/26DTT-MD-MVOLT-PSDL1-2LP-ELARTS3-ELAPSDMT LUMARK # PLIP-T-52-MT-EMI40 WILLIAMS - APPROVED EQUAL		2-26W DTT COMPACT FLUORESCENT	52	UNIVERSAL VOLTAGE OR MULTI-TAP

		HV	AC	SC	HEC)ULE	
TAG	E	LECTRIC	AL CH	AR.	PANEL	WIRE/COND.	DISCONNECT
IAG	AMPS	KW	HP	V/P	PANEL	WIRE/COND.	DISCONNECT
EF-1	1.3	•	•	120/1P	SEE Plan	1#12, 1#12G; 3/4°C	SM
EF-2	1.3	•	•	120/1P	SEE Plan	1#12, 1#12G; 3/4°C	SM
UH-1	9.6	•	•	240/1P	Р	2#12, 1#12G; 3/4"C	SM (HUBBELL #HBL7832D)
UH-2	9.6	•	•	240/1P	Р	2#12, 1#12G; 3/4"C	SM (HUBBELL #HBL7832D)
UH-3	9.6	•	•	240/1P	Р	2#12, 1#12G; 3/4"C	SM (HUBBELL #HBL7832D)
WH-1	21.6	•		240/1P	Р	2#10, 1#10G; 3/4°C	30/NF/2P

ELECTRICAL GENERAL NOTES:

- INSPECT SITE PRIOR TO SUBMITTING BID. DRAWINGS ARE INTENDED TO COVER THE REQUIRED ELECTRICAL SYSTEMS. DRAWINGS MAY NOT SHOW COMPLETE OR ACCURATE DETAILS OF THE BUILDING OR SYSTEM IN EVERY RESPECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY ADDITIONAL INFORMATION AS REQUIRED.
- 2. CONFORM TO THE NATIONAL ELECTRICAL CODE (2011), IBC (2012), IECC (2009), APPLICABLE NEMA, ANSI AND IEEE PUBLICATIONS, U.L. AND ADA STANDARDS AND OSHA REQUIREMENTS. COMPLY WITH LOCAL, COUNTY, STATE AND NATIONAL CODES HAVING
- 3. FURNISH AND INSTALL ALL MATERIALS IN A NEAT AND WORKMANLIKE FASHION. ALL MATERIALS SHALL BE NEW, WITH FIRST QUALITY AND UL LABEL.
- 4. VERIFY ALL DIMENSIONS AND CLEARANCES PRIOR TO INSTALLATION OF EQUIPMENT AND RACEWAYS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF ALL OTHER TRADES AS REQUIRED.
- 5. CONDUIT SHALL BE EMT FOR BRANCH CIRCUIT WIRING AS ALLOWED BY NEC, EXCEPT THAT SET SCREW OR CRIMP FITTINGS ARE NOT ALLOWED. WHERE EXPOSED TO PHYSICAL DAMAGE CONDUITS SHALL BE RIGID GALVANIZED STEEL. MINIMUM CONDUIT SIZE SHALL BE 3/4". ALL CONDUCTORS SHALL BE TYPE THHN/THWN, STRANDED 600V COPPER BUILDING WIRE. MINIMUM SIZE SHALL BE #12 AWG COPPÉR UNLESS NOTED. UNDERGROUND CONDUITS SHALL BE PVC SCHEDÜLE 40 WITH TRANSITION TO RIGID GALVANIZED STEEL FOR EXPOSED CONDUITS.
- 6. PROVIDE GROUNDING FOR ALL EQUIPMENT IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE. GROUND SERVICE TO BUILDING STEEL, DRIVEN GROUND ROD
- 10. ALL BREAKERS ON CIRCUITS SUPPLYING HVAC EQUIPMENT SHALL BE TYPE HACR BRFAKERS.
- 11. COORDINATE WITH ELECTRICAL UTILITY AS REQUIRED FOR SERVICE ENTRY. INSTALL METER AND CONDUITS PER UTILITY REQUIREMENTS AND PAY ALL REQUIRED FEES OR CHARGES FOR SERVICES SHOWN.
- 12. THOROUGHLY CLEAN ALL EQUIPMENT AND SYSTEMS BEFORE PLACING IN OPERATION. RESTORE FINISHED SURFACES IF DAMAGED AND DELIVER THE ENTIRE INSTALLATION IN AN APPROVED CONDITION. INSTRUCT THE OWNERS' PERSONNEL IN THE PROPER OPERATION AND MAINTENANCE OF THE SYSTEMS. FURNISH TO THE OWNER THREE SETS OF OPERATION AND MAINTENANCE MANUALS FOR EACH SYSTEM.
- 13. GUARANTEE THE WORK INSTALLED FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. DEFECTS WHICH APPEAR AS A RESULT OF NORMAL USAGE SHALL BE REMEDIED BY THE CONTRACTOR TO THE COMPLETE SATISFACTION OF THE OWNER WITHOUT COST TO THE OWNER.
- 14. CONTRACTOR SHALL KEEP CURRENT A SET OF PLANS FOR THE DURATION OF AND SHALL TURN OVER TO OWNER AT COMPLETION OF PROJECT.
- 15. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO MEET SEISMIC REQUIREMENTS OF
- 16. ALL PANELBOARDS SHALL BE FURNISHED WITH COPPER BUS BARS AND A COPPER GROUNDING BUS BAR.

ABBREVIATIONS:

AFF ABOVE FINISHED FLOOR AFG ABOVE FINISHED GRADE

ACH ABOVE COUNTER HEIGHT **BKR** BREAKER

CU COPPER CKT CIRCUIT

DWG DRAWING **EC** ELECTRICAL CONTRACTOR **EMT** ELECTRICAL METALLIC TUBING

EWC ELECTRIC WATER COOLER

FU FUSE FWE FURNISHED WITH EQUIPMENT

GFI GROUND FAULT INTERRUPTER DEVICE **IMC** INTERMEDIATE METAL CONDUIT LTG LIGHTING (L.)

MLO MAIN LUGS ONLY

MFR MANUFACTURER

PANEL

MCB MAIN CIRCUIT BREAKER

NOT TO SCALE

PVC POLYVINYL CHLORIDE CONDUIT

TAG

<u>70</u>

(N150)

LOCATE AND REROUTE EXISTING FEEDER TO NEW PANEL. —

TRANSFORMER

480Y/277V, 3ø

MAIN DISTRIBUTION PANEL

- AND COLD WATER PIPE.
- 7. ALL ENCLOSURES SHALL BE OF THE NEMA TYPE WHICH IS SUITABLE FOR THE APPLICATION.
- 8. SEAL ALL CONDUIT PENETRATIONS TO MATCH RATING OF WALL BEING PENETRATED.
- 9. ALL WORK SHALL HAVE PROPER LABELING AND NAMEPLATES. ALL CIRCUITS SHALL BE LABELED AT PANELS AND BOXES AS INDICATED. ALL PANELS AND DISCONNECTS ARE TO BE PERMANENTLY MARKED WITH NAME OR EQUIPMENT SERVED. ALL PANELS ARE TO BE PROVIDED WITH TYPEWRITTEN PANEL SCHEDULES.

- CONSTRUCTION WITH ALL CHANGES TO WORK NEATLY AND ACCURATELY MARKED IN RED
- 2012 IBC.

102 Pilgrim Road

RECPT RECEPTACLE (R.)

SWITCH

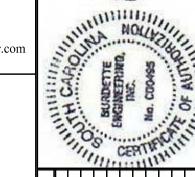
TYPICAL

REQD REQUIRED

TYP

ENGINEERING. INC. Greenville, SC 29607 (864) 297-8717 (864) 297-8719 (FAX) EMAIL:Bei@BurdetteEngr.com





RGS RIGID GALVANIZED STEEL UNLESS NOTED OTHERWISE UNDERGROUND WATER HEATER WEATHER PROOF **XFMR** TRANSFORMER

BLDG PARK

RESTROOM RIVERSIDE

NEW EAST 1155 S.

ANS

PL.

LEGEND

RISER DIAGRAM

CABLE/CONDUIT SCHEDULE

WIRE AND CONDUIT

2 #4, 1 #8G; 1"C

3 #1/0, 1 #6G; 1 1/2°C

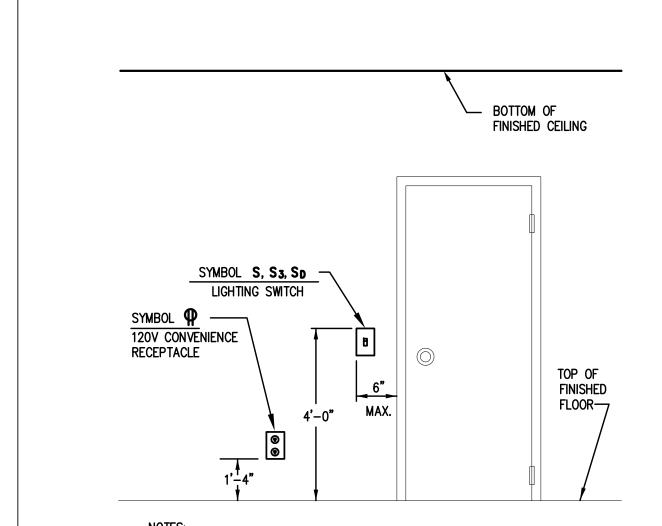
TRANSFORMER

480-240/120V

PANEL 'P'

240/120V, 1ø, 3W

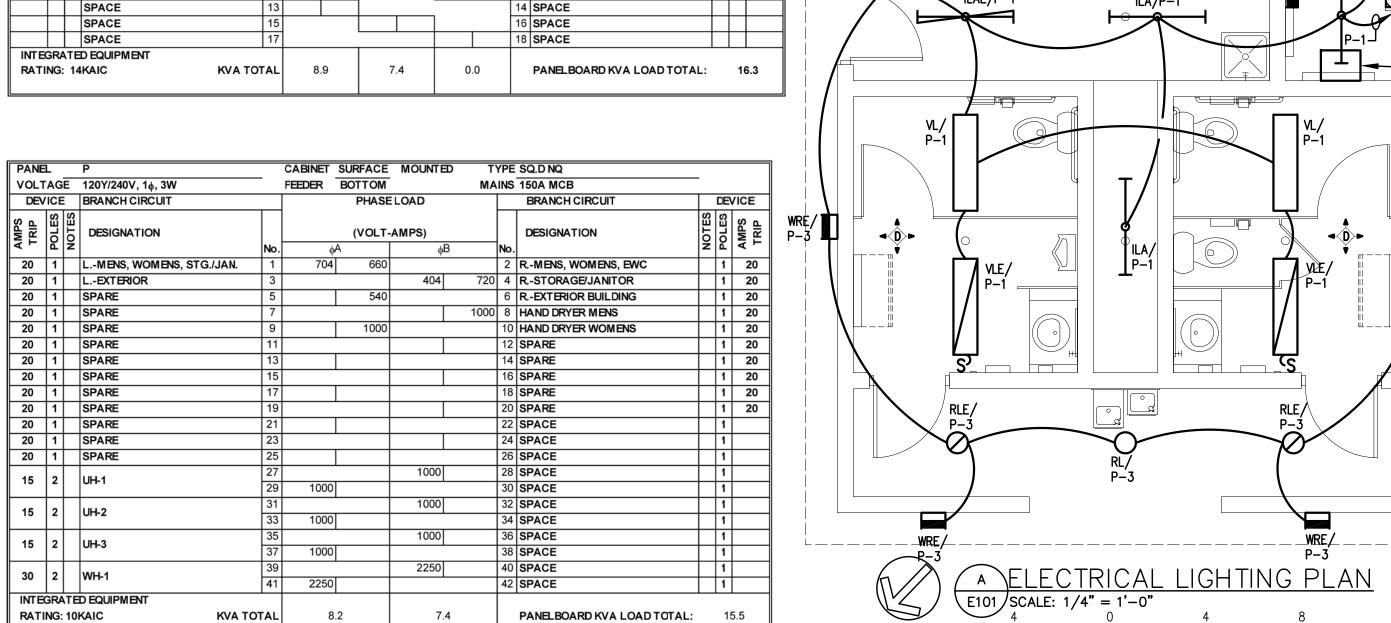
- 1#6 TO BUILDING STEEL, COLD WATER PIPE AND DRIVEN ROD PER NEC 250.



1. DEVICE BOXES MOUNTED IN THE SAME WALL BUT IN SEPARATE ROOMS OR SPACES SHALL NOT BE MOUNTED IN THE SAME WALL CAVITY.

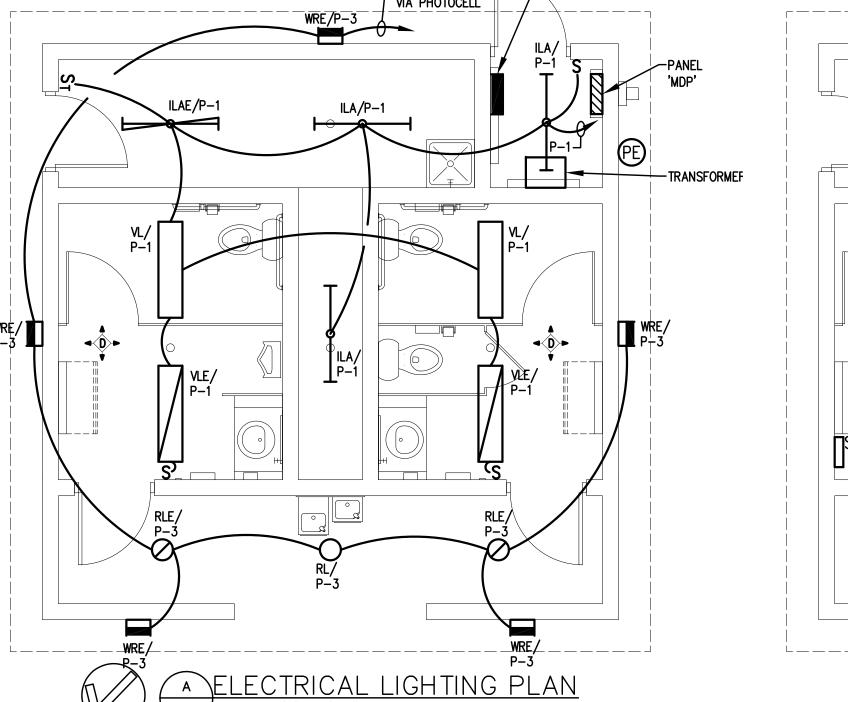
TYPICAL DEVICE MOUNTING HEIGHT

DATE: 04-15-2016

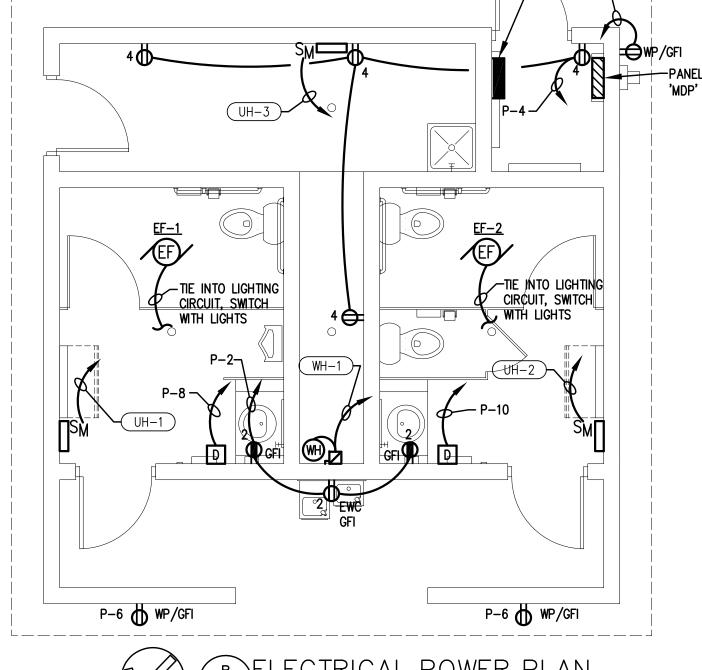


NORTH

DEVICE



1/4" = 1'-0"



E101 SCALE: 1/4" = 1'-0"NORTH 1/4" = 1'-0"